

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Boyce, Ford, Gerard,  
Harcourt, Kennedy (arrived during  
Public Hearing), Little, Marzari,  
Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,  
THAT the Minutes of the following meetings be adopted:

Regular Council Meeting (Except 'In Camera') - December 4, 1979  
Special Council Meeting (Public Hearing) - December 4, 1979

\* \* \*

Council recessed to reconvene at 2:45 p.m. following a Public Hearing

\* \* \*

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,  
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS1. Premises at 5 North Kootenay Street -  
By-law Contravention

Council on November 27, 1979, requested the Director of Permits and Licenses to report on a By-law contravention regarding premises at 5 North Kootenay Street and resolved that the owner of the premises be invited to address Council when the report was before it.

Council had for consideration a Manager's Report dated November 30, 1979, in which the Director of Permits and Licenses provided a history of the subject property.

Mr. Luigi Scaccia, the owner, appeared before Council this day requesting permission to maintain his property in its present condition. Mr. Hebert, Director of Permits and Licenses, advised that area residents were not opposed to Mr. Scaccia's residence in its present form.

Following discussion, it was

MOVED by Ald. Bellamy,

THAT the Director of Permits and Licenses be requested to take no further action in enforcement of the By-law in this matter provided that:

- a) Mr. Scaccia and his immediate family remain the only occupants of these premises, and
- b) if the situation changes, such as ownership, etcetera, legal action then proceed.

- CARRIED

(Aldermen Boyce, Ford and Little opposed.)

2. Retail Stores Selling  
Sex-Oriented Products

On December 4, 1979, City Council deferred consideration of a Manager's Report dated November 20, 1979, dealing with retail stores selling sex-oriented products. Arrangements had been made to hear representation from two firms which would have been affected by the recommendations of the Director of Legal Services.

Council was advised that The Honourable Angelo Branca, Solicitor for a number of stores selling sex-oriented products, was requesting deferral of this matter in order to present his clients' case.

Following brief discussion, it was

MOVED by Ald. Ford,

THAT Recommendation 'B' contained in the report of the City Manager dated November 30, 1979, be approved;

FURTHER THAT Recommendation 'A' and consideration items 'C' and 'D' of this report be deferred.

- CARRIED UNANIMOUSLY

3. Taylor/Pender Connector -  
Chinese Cultural Centre Project

City Council on November 27, 1979, when considering a report of the Standing Committee on Transportation dated November 22, 1979, noted a request from the Amalgamated Transit Union that the recommendations dealing with transit changes be deferred to permit the Union to speak to this matter. Council resolved the relevant recommendations be referred back to the Standing Committee meeting on November 29, 1979, and the Union be invited to make a submission at that time.

Cont'd . . .

DELEGATIONS (Cont'd)Taylor/Pender Connector - Chinese Cultural Centre Project (Cont'd)

Council had for consideration a report of the Standing Committee on Transportation dated November 29, 1979, and Manager's Report dated December 5, 1979, as a result of the Committee's direction (Recommendation No. 1).

This report deals with a meeting on December 3, 1979, and outlines the concerns of the Amalgamated Transit Union and the management of B.C. Hydro as expressed at that time. In addition, the report notes that the merchants and businesses of the Chinatown area were consulted.

Mr. Al Ashton, Business Agent, Amalgamated Transit Union, addressed Council this day. The Union representative expressed opposition to the proposed changes as they relate to parking on Pender Street.

Mr. Curtis, City Engineer, indicated that the changes brought about by the proposal, should Council adopt the recommendations of the Committee, will in fact be closely monitored and may have to be changed at a future date.

Council queried why contact with the Union had not been an automatic feature in discussion of the proposed route changes. Mr. Rudberg, Assistant City Engineer - Traffic Division, advised that City staff had been in communication with management of B.C. Hydro and that the changes as proposed are perceived as minor and therefore were not originally drawn to the attention of the Union.

Council also noted a letter from the Kensington Citizens Neighbourhood Improvement Program Planning Committee dated December 6, 1979, in opposition to the proposals relating to parking along Pender Street. Council noted that some concern had been expressed by the Chinatown Community that changes in the bus routing would adversely affect the flow of traffic in Chinatown.

Following further discussion, it was

MOVED by Ald. Kennedy,

THAT the recommendations of the Standing Committee on Transportation, as contained in its report of November 29, 1979, be amended and approved as follows:

A. THAT

- 1) the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979;
- 2) the following streets be cancelled as transit routes:
  - the Pender/Keefer Diversion
  - Keefer Street from Main Street to Gore Avenue;
- 3) bus stops be established on:
  - westbound Keefer Street at Main Street
  - eastbound Pender Street at Carrall Street
  - eastbound Pender Street at Main Street
  - westbound Pender Street at Carrall Street

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 4

DELEGATIONS (Cont'd)

Taylor/Pender Connector -  
Chinese Cultural Centre Project (Cont'd)

4) bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

5) bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street.

B. THAT any future proposed transit changes be automatically referred to the A.T.U. for comment and staff and the A.T.U. report back to the Transportation Committee on a mutually satisfactory arrangement to carry out such a proposal;  
FURTHER THAT staff be requested to monitor closely the impact of the proposed changes and report back to Council in three months.

- CARRIED UNANIMOUSLY

\*underlining indicates amendment

UNFINISHED BUSINESS

1. Amendment of Section 73A  
of the Vancouver Charter

Council on December 4, 1979, adjourned debate on the motion of Alderman Rankin to amend Section 73A of the Vancouver Charter.

For consideration this day Council had that motion, a memo dated November 30, 1979, from the City Clerk and extracts from the City Charter and the Municipal Act.

Alderman Rankin read from a letter from the Downtown Eastside Residents Association which supported the proposed Charter amendments. It was pointed out in discussion that a problem exists regarding voters who become eligible between the closing of the Court of Revision and the day of Polling, and who by reason of having reached the age of majority may be unwittingly disenfranchised.

Following lengthy discussion, it was

MOVED by Ald. Rankin,

THAT WHEREAS the Vancouver City Charter allows a person who claims to be a qualified elector the right of swearing or affirming an affidavit that qualifies them to have a vote in a civic election but requires that his or her name appear on the list of electors in the current or previous list;

AND WHEREAS the Municipal Act does not have this particular requirement;

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 5

UNFINISHED BUSINESS (Cont'd)

Amendment of Section 73A  
of the Vancouver Charter (Cont'd)

THEREFORE BE IT RESOLVED THAT an application be made to the Provincial Government to delete Section 73A of the Vancouver Charter and insert in lieu thereof legislation similar to the pertinent section in the Municipal Act, i.e. -

a person whose name does not appear on the last certified list of electors of the municipality is entitled to vote if

- (a) he files with the Returning Officer an application for registration in the form prescribed, and
- (b) he is otherwise qualified to have his name entered upon the list of electors.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed.)

The Mayor directed the City Clerk to report on remedial steps to accommodate those persons reaching the age of majority between the closing of the Court of Revision and Polling Day.

\* \* \*

Council recessed at 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 4:20 p.m. with all members present.

\* \* \*

COMMUNICATIONS OR PETITIONS

1. False Creek Site A of  
Area 10A

In a letter dated December 5, 1979, B.C. Central Credit Union indicated that it wishes to proceed with a feasible housing development on Site A of Area 10A, False Creek. In this regard the B.C. Central Credit Union requested an opportunity to appear before the Planning and Development Committee to review the proposed changes in the development.

MOVED by Ald. Puil,

THAT the B.C. Central Credit Union be invited to a meeting of the Planning and Development Committee to discuss its development proposals for Site A, Area 10A, False Creek.

- CARRIED UNANIMOUSLY

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

2. Grant Request - Outstanding  
Accounts - Vancouver Winter Olympic Committee

Council noted a letter dated December 6, 1979 from the Vancouver Winter Olympic Committee 1988. In this letter the Committee reviewed the history of its efforts to obtain the 1988 Winter Olympic Games for Vancouver. The Committee also advised that it incurred an overrun of \$26,544. However, due to the efforts of the Committee to have various obligations rescinded and through additional donations totalling \$8,347, the overrun has been reduced to \$18,197.

Therefore, the Committee is requesting additional grants from its several sponsors as follows:

Province of B.C.	\$ 8,350.00
City of Vancouver	8,350.00
Municipality of Whistler	<u>1,500.00</u>
	\$18,200.00

MOVED by Ald. Boyce,

THAT Council approve an additional amount of \$8,350.00 to the Vancouver Winter Olympic Committee 1988 with the source of funds being the 1979 Contingency Reserve;

FURTHER THAT Council express its thanks to the Vancouver Winter Olympic Committee 1988 for its excellent efforts to obtain the 1988 Winter Olympic Games for Vancouver.

**- CARRIED UNANIMOUSLY**

3. Lease - Meraloma Club and Park Board (Connaught Park)

In a letter dated December 4, 1979 the Superintendent of Parks forwarded an excerpt from the meeting of the Park Board of November 19, 1979 on the proposed lease between the Meraloma Club and the Park Board with respect to the use of Connaught Park by the Club. The Board recommended to Council that it approve a lease between the Board and the Meraloma Club for 10 years commencing October 1, 1979.

MOVED by Ald. Little,

THAT Council approve a lease between the Park Board and the Meraloma Club for use of Connaught Park commencing October 1, 1979 for ten years.

**- CARRIED UNANIMOUSLY**

COMMUNICATIONS OR PETITIONS (Cont'd.)

4. Vancouver Centennial Commission -  
Appointments

The Mayor, in a memo dated December 6, 1979, advised that he has appointed the following to the interim Vancouver Centennial Commission. It is anticipated that the Commission will develop concepts and ideas for the 1986 celebration, which then will be considered by Council:

Alderman H. Boyce  
Alderman W. Kennedy  
Alderman D. H. Little  
Mr. Michael Francis  
Dr. Hugh L. Keenleyside  
Mr. Don Hamilton  
Dr. Bob Hindmarch  
Mr. Art Jones  
Mrs. B. Leinback  
Commissioner Philip Owen  
Mr. Reg Rose  
Mr. Peter Ross  
Mr. Norman Young

MOVED by Ald. Kennedy,  
THAT the above memorandum of the Mayor be received.

- CARRIED UNANIMOUSLY

During consideration of this item, the Mayor advised that he will be acting as interim Chairman of this Commission.

5. Council Dates - 1980

Council noted the following memorandum from the City Clerk dated December 7, 1979:

"I have prepared the following schedule of Council Meeting dates for 1980, which is submitted for Council's consideration and approval:

## SKIPS

JANUARY	8		
	15		22
	29		
FEBRUARY	5		
	12		
	19		26
MARCH	4		
	11		
	18		25
APRIL	1	EASTER	8
	15		
	22		
	29		

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

Council Dates - 1980 (Cont'd.)

		<u>SKIPS</u>
MAY		6
	13	
	27	VICTORIA DAY 20
JUNE	3	
	17	F.C.M. 8-11 10
	24	
JULY		DOMINION DAY 1
	8	
	22	15
	29	
AUGUST		B.C. DAY 5
	12	
	26	19
SEPTEMBER		LABOUR DAY 2
	9	
	23	U.B.C.M. 16-19 16
	30	
OCTOBER	7	
	21	THANKSGIVING 14
	28	
NOVEMBER	4	
		REMEMBRANCE DAY 11
		ELECTION 19 18
	25	
DECEMBER	2	
	9	
	16	CHRISTMAS 23
		30

Evening meetings of Council will be held as and when required."

MOVED by Ald. Puil,  
THAT the above memorandum from the City Clerk, setting out  
Council dates for 1980, be approved.

**- CARRIED UNANIMOUSLY**

## CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
DECEMBER 7, 1979

**Works & Utility Matters**  
**(December 7, 1979)**

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Closure of Lane West of Findlay Street South of 16th Avenue - Blocks G,H,I, and J, District Lot 753 - Proposed Croatian Community Centre Site
  - Cl. 2: Lighting Local Improvement - Reduction in Scope - Chestnut Street - Cornwall to 1st Avenue
  - Cl. 3: Bicycle Path - Fourth Avenue Project
  - Cl. 4: Tender No. 35-79-07 - 55 kW Tractor Hoe-loaders
  - Cl. 5: Local Improvement on the 'Initiative Principle' and by 'Petition'

### Clauses 1,2 and 4

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Bicycle Path -  
Fourth Avenue Project  
(Clause 3)

When considering this item, questions were raised on the type of surfacing to be used for the cycle path and a further report was requested from the City Engineer.

MOVED by Ald. Marzari,

THAT consideration of this clause be deferred and the City Engineer report further on the type of surfacing to be used for the proposed bicycle path.

**- CARRIED UNANIMOUSLY**

Local Improvement on the  
'Initiative Principle' and  
by 'Petition'  
(Clause 5)

MOVED by Ald. Little,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S REPORTS (Cont'd.)

## Social Service & Health Matters (December 7, 1979)

The Council considered this report which contains two clauses identified as follows:

- C1. 1: Manhattan Apartments,  
784 Thurlow  
C1. 2: History and Progress Report -  
Gypsy Moth in Kitsilano

Manhattan Apartments,  
784 Thurlow  
(Clause 1)

During consideration of this matter a representative of the Manhattan Co-operative Housing Association answered questions from Council.

MOVED by Ald. Little,  
THAT

1. Council approve a loan of \$100,000 to the Manhattan Housing Co-operative Association with no interest charged or repayments due during the first five years. The interest rate commencing in year six to reflect the then prevailing mortgage rates, as determined by the Director of Finance. The loan should be secured by a second mortgage against the lease, including a provision to ensure the continuing existence of 14 low income suites.
  2. This loan be conditional upon other funds being obtained by an NHA insured mortgage of \$1,484,000 and an RRAP grant of \$172,000, as well as the offer of a prepaid lease in the amount of \$650,000 being accepted by the owner.
  3. The second mortgage registered against the lease to be to the satisfaction of the Director of Legal Services and the Director of Finance.
  4. The source of funds to be the City of Vancouver Public Housing Fund.

- CARRIED

(Alderman Puil opposed.)

History and Progress Report -  
Gypsy Moth in Kitsilano  
(Clause 2)

MOVED by Ald. Harcourt,  
THAT the report of the City Manager be received for  
information;

FURTHER THAT Council approve an additional expenditure of \$1,400 for this program.

**- CARRIED UNANIMOUSLY**

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters  
(December 7, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: 580 Burrard Street (YWCA)  
Building - Development Permit  
Application #85278

Cl. 2: Grandview-Woodland N.I.P. -  
Two Year Progress Report

Cl. 3: Cedar Cottage N.I.P. - Surplus  
Funds for Construction of a  
Second Racquetball Court at  
Trout Lake Community Centre

Cl. 4: Kitsilano N.I.P. Surplus Funds:  
Appropriation of Funds for  
Library Books (K.I.D.S.)

Cl. 5: Kitsilano N.I.P. Surplus Funds:  
Family Place Furnishings

Cl. 6: Kensington N.I.P. - Furnishings  
for Kensington Community Centre

Cl. 7: Kiwassa N.I.P. - Furnishings for  
the Kiwassa Neighbourhood  
House

Clauses 1-6 inclusive

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Kiwassa N.I.P. - Furnishings for  
the Kiwassa Neighbourhood House  
(Clause 7)

MOVED by Ald. Marzari,

THAT the amount of \$9894.00 remaining in the Kiwassa Neighbourhood Improvement Program Planning Stage account be allocated to provide a grant to the Kiwassa Neighbourhood Services Society to be used to purchase furnishings for its neighbourhood House as detailed in Appendix I of the City Manager's report dated December 7, 1979.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Licenses & Claims Matters  
(December 7, 1979)

Coin Dealers  
(Clause 1)

Council noted requests from coin dealers to address it on this matter.

MOVED by Ald. Little,

THAT the delegation requests be approved and consideration of this report be deferred pending the hearing of representations.

**- CARRIED UNANIMOUSLY**

CITY MANAGER'S REPORTS (Cont'd.)

Finance Matters  
(December 7, 1979)

The Council considered this report which contains six clauses identified as follows:

- C1. 1: Investment Matters (Various Funds)  
October 1979
  - C1. 2: Additional Police Communications  
Operators
  - C1. 3: Audiologist for the School Health  
Service - Health Department
  - C1. 4: Pacific Centre Limited - Section  
16 Agreements
  - C1. 5: Replacement of the Telephone  
Exchange, Switchboard and Handsets  
in City Hall
  - C1. 6: Consultant's Acoustical Study of  
Council Chamber

Clauses 1-5 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Consultant's Acoustical Study  
of Council Chamber  
(Clause 6)

MOVED by Ald. Kennedy,

THAT Council authorize the City Manager to proceed with a sound reinforcement system for the Council Chamber as described in his report dated December 7, 1979.

- CARRIED

(Aldermen Bellamy, Harcourt, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,

THAT lapel microphones be installed in conjunction with the sound reinforcement system.

- CARRIED

(Aldermen Bellamy, Gerard, Marzari and Puil opposed.)

MOVED by Ald. Little,  
THAT two addi-

THAT two additional speakers be installed in No. 1 Committee Room on the Third Floor to handle overflow crowds.

- LOST

(Aldermen Bellamy, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

No further action was taken.

The Mayor directed the City Engineer to report back on installation of a sound system in Committee Room No. 1.

CITY MANAGER'S REPORTS (Cont'd.)

## Property Matters (December 7, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Rental Review - Lease of Portion  
of Lane South of the 3500 Block  
West 40th Avenue

Cl. 2: Sale of Federal, Provincial and City  
Partnership Land - North Side of  
400 Block Prior Street

## Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

**- CARRIED UNANIMOUSLY**

B. MANAGER'S REPORT  
(December 4, 1979)

## Boundary Road Noise Abatement Measures

When considering this matter, Council noted a memorandum from the City Clerk advising that the Killarney-Champlain Citizens for Action Association requests this report be deferred to an evening meeting of Council in January, 1980 at which time delegations be heard.

MOVED by Ald. Boyce,

THAT consideration of this report be deferred to an evening meeting of Council in January, 1980 to permit representations from interested groups.

**- CARRIED UNANIMOUSLY**

C. MANAGER'S REPORT  
(December 5, 1979)

Advance of 1980 Funds for  
Completion of Boundary Road

MOVED by Ald. Boyce,

THAT the recommendation of the City Manager, as contained in this report, be approved.

- (carried)

MOVED by Ald. Marzari,

THAT consideration of this report be deferred to the same evening meeting of Council in January, 1980 when it will be considering the City Manager's report on Boundary Road Noise Abatement measures.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Little,  
Puil and the Mayor opposed.)

The motion to defer having lost, the motion by Ald. Boyce was put and CARRIED with Aldermen Harcourt, Marzari and Rankin opposed.

CITY MANAGER'S REPORTS (Cont'd.)

D. MANAGER'S REPORT  
(December 4, 1979)

## Metric Conversion of City Maps

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager, as contained in this report, be approved.

**- CARRIED UNANIMOUSLY**

E. MANAGER'S REPORT  
(December 7, 1979)

Access Roadway through  
Jericho Park

MOVED by Ald. Little,

THAT the recommendat  
this report, be approved.

- CARRIED

(Aldermen Boyce and Marzari opposed.)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Little,

WHEREAS at the request of the City of Vancouver (hereinafter called the "City"), Her Majesty the Queen in Right of Canada (hereinafter called the "Crown") has given authority to the City to enter upon the following lands at the risk of the City and proceed to construct a roadway thereon:

Lot A, Block 132, District Lot 540,  
Plan 17870  
Lot C, Block 131, District Lot 540,  
Plan 17870  
Lots B and C, District Lot 538, Plan 17869

all situated in the City of Vancouver in the Province of British Columbia (hereinafter called the "said lands") upon the condition precedent that the City indemnifies and saves harmless the Crown from all claims and demands arising out of entry upon the said lands and construction of the roadway;

BE AND IT IS HEREBY RESOLVED THAT in consideration of the Crown having acceded to the request of the City, the City hereby undertakes to indemnify and save harmless the Crown from any and all manner of actions, causes of action, suits, damages, loss, costs, claims and demands of any nature whatsoever relating to and arising out of the entry by the City, its servants, contractors, agents, licensees and permittees upon the said lands and the construction of the roadway and all works incidental thereto on the said lands pursuant to the permission hereby granted by the Crown.

- CARRIED

(Aldermen Boyce and Marzari opposed.)

CITY MANAGER'S REPORTS (Cont'd.)F. MANAGER'S REPORT  
(December 11, 1979)Hildon Hotel

MOVED by Ald. Rankin,

THAT Council instruct the Director of Permits & Licenses not to issue a new business license to the Hildon Hotel for 1980, until the Hotel has been able to get an Interim Operator's Permit from the Medical Health Officer;

~~RESCINDED~~~~SEE PAGE 2~~~~BOOK 134~~

FURTHER THAT if such a permit has not been obtained by January 2nd, 1980, the LCB be advised that the Hotel will not be receiving a new business license, and therefore the LCB be requested to suspend the liquor license for the beer parlour.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTSI. Report of the Standing Committee  
on Planning & Development  
(November 29, 1979)Goals for Vancouver Program  
(Clause 1)

MOVED by Ald. Harcourt,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee  
on Planning & Development  
(November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status Reports
- Cl. 2: Review of Vancouver's Development Permit Process
- Cl. 3: Proposed Redevelopment of the Casa Mia Property on S.W. Marine Drive

Monthly Status Reports  
(Clause 1)

MOVED by Ald. Harcourt,

THAT Recommendation 'A' of the Committee, as contained in this clause, be approved and Recommendation 'B' be received.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of the Standing Committee  
on Community Services  
(November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Gay Alliance Toward Equality (G.A.T.E.) - Appeal of Ruling by Director of Permits and Licenses
- Cl. 2: Hearing Services for Senior Citizens in Vancouver
- Cl. 3: Day Care Centre - 5712 Wiltshire Street

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 16

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee  
on Community Services  
(November 29, 1979) (Cont'd)

Day Care Centre -  
5712 Wiltshire Street  
(Clause 3)

In considering this clause Council noted that the applicant, Ms. Iolanda Szilagyi, had appeared before the Committee in the matter of the application to the Board of Variance.

Members of Council also noted that they had received a considerable number of petitions in opposition to the proposed day care centre.

Following discussion, it was

MOVED by Ald. Rankin,

THAT representations be heard on the matter of the proposed day care centre and that the Board of Variance be requested to defer consideration on the matter of 5712 Wiltshire Street until January, 1980.

- CARRIED

(Aldermen Boyce, Kennedy, Puil and the Mayor opposed.)

IV. Report of the Standing Committee  
on Transportation  
(November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

- C1. 1: Request for Pedestrian Overpass  
3300 Block Wall Street
- C1. 2: Revenue Sharing Act: Arterial  
Street Improvements
- C1. 3: Status of Shaughnessy Hospital  
Development and Traffic and  
Parking Matters in the Immediate  
Area

Clauses 1 and 2

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Status of Shaughnessy Hospital  
Development and Traffic and  
Parking Matters in the Immediate  
Area  
(Clause 3)

In considering this matter Council noted letters from the Shaughnessy Heights Property Owners' Association, dated December 10, 1979, and The Central Cambie Ratepayers' Association, dated December 10, 1979.

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 17

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee  
on Transportation  
(November 29, 1979) (Cont'd)

Status of Shaughnessy Hospital  
Development and Traffic and  
Parking Matters in the Immediate  
Area  
(Clause 3) (Cont'd)

These letters both urged Council to consider further citizen input in the matter of parking in the area. The letter from Shaughnessy Heights Property Owners' Association proposed that the City conduct Public Information Meetings in the area to facilitate this citizen input.

Following further discussion, it was

MOVED by Ald. Kennedy,  
THAT the recommendations of the Committee, as contained in this clause, be approved;

FURTHER THAT the communications from the Shaughnessy Heights Property Owners' Association, dated December 10, 1979, and The Central Cambie Ratepayers' Association, dated December 10, 1979, be received.

- CARRIED UNANIMOUSLY

V. Report of the Standing Committee  
on Planning & Development  
(December 6, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: The North Foot of Hornby Street
- Cl. 2: Removal of Non-Conforming Billboards and Roof Signs
- Cl. 3: Request for Acquisition and Development of City Land - Italian Folk Society
- Cl. 4: Strathcona Sites C & D - Proposed Intermediate Care Facility

Clauses 1 and 3

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Removal of Non-Conforming  
Billboards and Roof Signs  
(Clause 2)

In considering this clause Council was advised that the matter will be further considered by Committee and Alderman Harcourt referred to advice from counsel for Seaboard Advertising requesting deferral. Accordingly it was

MOVED by Ald. Harcourt,  
THAT the matter be deferred to January, 1980.

- CARRIED UNANIMOUSLY

Regular Council, December 11, 1979 . . . . . 18

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee  
on Planning & Development  
(December 6, 1979) (Cont'd)

Strathcona Sites C and D -  
Proposed Intermediate Care  
Facility  
(Clause 4)

In considering this clause Council noted a request to address this matter from S.P.O.T.A.

MOVED by Ald. Harcourt,

THAT further consideration of this matter be deferred pending the hearing of delegations.

- CARRIED UNANIMOUSLY

VI. Report of the Standing Committee  
on Transportation  
(December 6, 1979)

UTA Assessment of the Shopper  
FreeBus  
(Clause 1)

In considering this clause Council noted the recommendations of the Standing Committee on Transportation dated December 6, 1979. Following discussion, it was

MOVED by Ald. Kennedy,

THAT the following recommendations of the Committee be approved:

- "(1) Funds in the amount of \$4500 from 1979 Contingency Reserve be approved to cover the additional cost of FreeBus to the end of 1979 (assumed 50/50 cost sharing of increase with UTA);
- (2) The 'Public Transit Demonstration Cost Sharing Application' By-law be amended and submitted to the UTA -
  - a) requesting funding in the amount of \$4500 to cover cost increase for 1979;
  - b) requesting continuation of FreeBus as a demonstration project until March 31, 1980 and cost sharing in the amount of \$31,500;
- (3) The City provide funding for 50% of the cost of FreeBus in the amount of \$31,500 to provide a continuation of service from January 1, 1980 until March 31, 1980, this amount being approved in advance as part of the 1980 operating budget;
- (4) The City request the G.V.R.D. to evaluate and bring forth as soon as possible recommendation, in consultation with the City Engineer, on the following items:
  - a) revision of the existing transit routes in the downtown to better reflect the areas presently serviced by FreeBus;
  - b) a system of passes and extended transfers recognizing fare equity for the short and multiple trip rider;

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 19

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee  
on Transportation  
(December 6, 1979) (Cont'd)

UTA Assessment of the Shopper  
FreeBus  
(Clause 1) (Cont'd)

- c) a review of the equipment needs and fare policy necessary to implement a 'free fare zone' in the downtown area;
- (5) The City request the GVRD to continue FreeBus after April 1, 1980 as a regular transit service, and following downtown route modifications and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs.

~~- (carried unanimously)~~ <sup>RH</sup>  
- (amended)

MOVED by Ald. Little, (in amendment)

THAT Recommendation 5 be amended and then approved as follows:

- (5) THAT the City request the GVRD to continue FreeBus after April 1, 1980, as a regular transit service and consider the extension of the FreeBus to the Hastings Corridor, and following downtown route modification and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs."

\*Underlining indicates  
amendment

- CARRIED UNANIMOUSLY

The motion of Alderman Kennedy, as amended, was put and CARRIED UNANIMOUSLY.

VII. Report of the Standing Committee  
on Finance & Administration  
(December 6, 1979)

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Fire Survey
- C1. 2: The Arts Club Theatre - Grant Request
- C1. 3: Request to the Provincial Government for Amendment of Option A Under the Assessment Amendment Act in 1981
- C1. 4: Police Fleet Management System
- C1. 5: Riley Park N.I.P. Appropriation of Funds - Upgrading of Priority Neighbourhood Streets

Clauses 1, 4 and 5

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in clauses 1, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

Regular Council, December 11, 1979 . . . . . 20

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee  
on Finance & Administration  
(December 6, 1979) (Cont'd)

The Arts Club Theatre -  
Grant Request  
(Clause 2)

MOVED by Ald. Kennedy,

THAT an additional grant to the Arts Club Theatre for 1979 in the amount of \$2,500 be approved.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Gerard, Harcourt, Little, Marzari, Puil,  
Rankin and the Mayor opposed.)

MOVED by Ald. Puil,

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Request to the Provincial  
Government for Amendment of  
Option A Under the Assessment  
Amendment Act in 1981  
(Clause 3)

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in this clause, be amended and approved as follows:

- A. That no further work be undertaken on this issue;
- B. That the Provincial Government be requested to consult with the City prior to making changes in the Options;
- C. That Council forward the following resolution to the U.B.C.M.:

WHEREAS the Provincial Government established various assessment options for municipalities to choose from, and

WHEREAS the Provincial Government has now changed the percentages in some of these options without prior consultation with the U.B.C.M.

THEREFORE BE IT RESOLVED that the U.B.C.M. be requested to urge the Provincial Government to consult with it prior to implementing any further changes in the options.

\*Underlining indicates  
amendment

- CARRIED UNANIMOUSLY

\* \* \*

G.V.R.D. Matters

There were no matters to be considered.

## RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,  
THAT the Committee of the Whole rise and report.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Gerard,  
SECONDED by Ald. Puil,  
THAT the report of the Committee of the Whole be adopted.

**- CARRIED UNANIMOUSLY**

## BY-LAWS

1. A BY-LAW TO AMEND BY-LAW  
NO. 4162, BEING THE CEMETERY  
BY-LAW

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

2. A BY-LAW TO AMEND BY-LAW  
NO. 3575, BEING THE ZONING  
AND DEVELOPMENT BY-LAW  
(FM-1 District Schedule)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Boyce,  
SECONDED by Ald. Harcourt,

THAT the By-law be amended by inserting after the words "The Development Permit Board may relax" the words "subject to approval of Council" in both Sections 5.3 and 5.4 respectively.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Boyce,  
SECONDED by Ald. Harcourt,

THAT the By-law, as amended this day, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW  
NO. 4861, BEING THE ZONING  
AND DEVELOPMENT BY-LAW  
(Text Amendment to By-law  
No. 4861 - S.W. Corner of  
Kingsway and Nanaimo)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,  
    THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,  
    THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

(Alderman Kennedy and the Mayor excused from voting.)

4. A BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW  
(Zoning Discretion for Heritage  
Structures)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

(Alderman Kennedy and the Mayor excused from voting.)

5. A BY-LAW TO AMEND BY-LAW  
NO. 2952, BEING THE PARKING  
METER BY-LAW

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

BY-LAWS (Cont'd.)

6. A BY-LAW TO AMEND BY-LAW  
NO. 3575, BEING THE ZONING  
AND DEVELOPMENT BY-LAW  
(1724 East 10th Avenue)

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

(Ald. Boyce, Ford and Gerard excused from voting.)

7. A BY-LAW TO AMEND BY-LAW  
NO. 3575, BEING THE ZONING  
AND DEVELOPMENT BY-LAW  
(Northeast Corner of West  
15th Avenue and Oak Street)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Boyce,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy and the Mayor excused from voting.)

8. A BY-LAW TO AMEND BY-LAW NO.  
4450, BEING THE LICENSE  
BY-LAW

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

BY-LAWS (Cont'd.)

A BY-LAW TO AMEND BY-LAW NO.  
4450, BEING THE LICENSE  
BY-LAW (Cont'd.)

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be amended by deleting from the schedule  
"Adult Entertainment Store - \$3,000.00 per annum".

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,

THAT the By-law, as amended this day, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

9. A BY-LAW TO AMEND BY-LAW  
NO. 4450, BEING THE LICENSE  
BY-LAW

This By-law was withdrawn pending hearing of delegations.

10. A BY-LAW TO AMEND BY-LAW  
NO. 4450, BEING THE LICENSE  
BY-LAW

This By-law was withdrawn pending hearing of delegations.

11. A BY-LAW TO RATIFY A CERTAIN  
AGREEMENT MADE BETWEEN THE  
CITY AND THE CORPORATION OF  
THE DISTRICT OF BURNABY

MOVED by Ald. Puil,  
SECONDED by Ald. Boyce,  
THAT this By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Boyce,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED**

(Alderman Harcourt opposed.)

## **MOTIONS**

- A. Closing, Stopping Up, and Subdividing Various Streets and Lanes Between 65th and Kent Avenues and Between Kerr Street and Boundary Road

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,  
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
  2. The City proposes to resubdivide its lands between 65th Avenue and Kent Avenue and between Kerr Street and Boundary Road;
  3. The proposed subdivision requires the closure of several streets and lanes in District Lots 330 and 331;

**THEREFORE BE IT RESOLVED THAT:**

Portion of the roads dedicated by the deposit of Plan 3087,  
outlined green;

All the roads dedicated by the deposit of Plan 3091, outlined red;

Portion of the roads and lanes dedicated by the deposit of Plan 3282, outlined yellow;

All the roads and lane dedicated by the deposit of Plan 4036,  
outlined green;

All the lanes dedicated by the deposit of Plan 4451, outlined brown;

Portion of road dedicated by the deposit of Plan 4846, outlined brown;

Portion of roads and lane dedicated by the deposit of Plan 1477, outlined red;

All the roads and lane dedicated by the deposit of Plan 1939,  
outlined red:

All the road and lanes dedicated by the deposit of Plan 2552,  
outlined yellow:

All the roads dedicated by the deposit of plan 2619, outlined brown:

All the roads and lanes dedicated by the deposit of Plan 2649, outlined brown:

All the roads and lanes dedicated by the deposit of Plan 2713,  
outlined yellow:

All the roads and lane dedicated by the deposit of Plan 3631, outlined orange:

All the lanes dedicated by the deposit of Plan 3923, outlined green

## **MOTIONS (Cont'd.)**

All the lane dedicated by the deposit of Plan 4057, outlined purple;

Portion of road and lane dedicated by the deposit of Plan 4118, adjacent to Lots 19 to 22 (Plan 4118), outlined brown;

Portion of roads dedicated by the deposit of Plan 455, outlined blue;

All the roads dedicated by the deposit of Plan 2379, outlined yellow;

All the roads and lane dedicated by the deposit of Plan 2515,  
outlined red;

Portion of roads dedicated by the deposit of Plan 2593,  
outlined yellow;

Portion of roads dedicated by the deposit of Plan 12154, outlined orange;

All in District Lots 330 and 331.

The same as shown on plan prepared by G. Girardin, B.C.L.S., dated August 9, 1979, and marginally numbered L 366, a print of which is attached hereto, be closed stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the portion of the East  $\frac{1}{2}$  of Lot 4 included in Reference Plan 6570, Block "A", Block 10, District Lot 330, Plan 3091, now road, be closed and stopped up; and

BE IT FURTHER RESOLVED that the said closed streets and lanes be subdivided with the abutting City owned lands.

**- CARRIED UNANIMOUSLY**

## MOTIONS

- B. Allocation of Land for  
Lane Purposes  
(North 10 feet of Lot 16,  
Block 297, District Lot 526,  
Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 16,  
Block 297,  
District Lot 526,  
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

## MOTIONS (Cont'd.)

C. Allocation of Land for  
Lane Purposes  
(North 10 feet of the West  
½ of Lot 15, Block 297,  
District Lot 526, Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of the West  $\frac{1}{2}$  of Lot 15,  
Block 297,  
District Lot 526,  
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for  
Lane Purposes  
(North 2 feet of Lot 26,  
Block 8, South  $\frac{1}{2}$  Section 46,  
Town of Hastings Suburban Lands,  
Plan 2440)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 26,  
Block 8,  
South  $\frac{1}{2}$  Section 46,  
Town of Hastings Suburban Lands,  
Plan 2440.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

### MOTIONS (Cont'd.)

- E. Allocation of Land for  
Lane Purposes  
(South 2 feet of Lot 16,  
Block 1, West  $\frac{1}{2}$  of Section 22  
Town of Hastings Suburban  
Lands, Plan 1945)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of  
Lot 16  
Block 1  
West  $\frac{1}{2}$  of Section 22  
Town of Hastings Suburban Lands  
Plan 1945

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

- F. Allocation of Land for  
Lane Purposes  
(North 2 feet of Lot 25,  
Block 8, South  $\frac{1}{2}$  Section 46,  
Town of Hastings Suburban Lands,  
Plan 2440)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of  
Lot 25  
Block 8  
South  $\frac{1}{2}$  Section 46  
Town of Hastings Suburban Lands  
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

## MOTIONS (Cont'd.)

- G. Allocation of Land for  
Lane Purposes  
(North 10 feet of Lot 14,  
Block 297, District Lot 526,  
Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 14,  
Block 297,  
District Lot 526,  
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

**- CARRIED UNANIMOUSLY**

- H. Allocation of Land for  
Lane Purposes  
(North 10 feet of Lot 14,  
Block 315, District Lot 526,  
Plan 590)

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 14,  
Block 315,  
District Lot 526,  
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

### MOTIONS (Cont'd.)

## 1. Central Purchasing Procedure - G.V.R.D.

MOVED by Ald. Little,  
SECONDED by Ald. Gerard,

THAT WHEREAS our Purchasing Division co-operates now with associated boards of the City of Vancouver, such as School and Parks, in the matter of volume purchasing to ensure an attractive price position;

AND WHEREAS volume purchasing generally speaking can be expected to provide price advantages;

THEREFORE BE IT RESOLVED THAT the City Manager be asked to report on the advisability of the City requesting the G.V.R.D. to look into the setting up of a central purchasing procedure on a voluntary participative basis for all of its member municipalities and report back his findings to Council.

**- CARRIED UNANIMOUSLY**

## 2. Community Services Contribution Program

MOVED by Ald. Little,  
SECONDED by Ald. Puil,

THAT WHEREAS the City has for many years participated in Neighbourhood Improvement Programs and other community improvement programs, and has found them to be a very successful way of meeting neighbourhood needs on a basis of priorities set by citizen groups;

AND WHEREAS the City had welcomed the announcement that the Federal Government was transferring lump sum payments to the Province so that NIP and other programs could be more flexibly administered under a new Community Services Contribution Program;

AND WHEREAS the City was assured that any such transfers would be accompanied by guidelines to ensure that the funds are distributed throughout the Province on an equitable basis;

AND WHEREAS in expectation of such equitable distribution, the City applied in May 1979 for \$5,853,900 in Provincial funds towards 33 projects, many of which are urgently needed and have a very high priority with our citizens;

AND WHEREAS the Minister of Municipal Affairs has now announced the distribution of the \$15 Million of 1979 funds and has announced that this has been entirely allocated to water and sewer facilities, leaving no allocation for other community projects;

AND WHEREAS under this allocation the City has received only one grant for \$165,600, amounting to 1.1% of the total Provincial funds;

THEREFORE BE IT RESOLVED THAT this Council protest in the strongest possible terms this inequitable distribution of Community Services Contribution Program funds, and

THAT the Minister of Municipal Affairs be urged to redress the balance in the distribution of the 1980 funds, and

THAT in that distribution, he consider also the high priority needs of communities for facilities other than water and sewers.

**- CARRIED UNANIMOUSLY**

## ENQUIRIES AND OTHER MATTERS

Alderman Bellamy

stated that he had received a communication that Ray-Cam Co-operative is experiencing problems with respect to its 1980 funding and he requested a report from the Director of Social Planning on this matter.

## Ray-Cam Co-operative

The Mayor so directed.

\* \* \* \*

The Council adjourned at approximately 5.45 p.m.

\* \* \* \*

The foregoing are Minutes of the Regular Council meeting of December 11, 1979, adopted by Council on January 8, 1980, after amendment.

*Spensley*  
Spensley  
MAYOR

R. Henry  
CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCIL - DECEMBER 11, 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1979, at approximately 2:00 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Volrich

Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy (arrived at 2:30 p.m.), Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. CinnamonCOMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,  
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

## 1. Text Amendment:

FM-1 Fairview Multiple Dwelling District

An application was received from the Director of Planning as follows:

TEXT AMENDMENT: FM-1 Fairview Multiple Dwelling District

- a) The proposed amendments would permit the Development Permit Board to approve, in certain circumstances, the transfer of permitted commercial floor area from one Sub-area to other Sub-areas of the FM-1 District.

The proposed amendments would also clarify the authority of the Development Permit Board to relax, in certain circumstances, the maximum permitted height of a building.

- b) Any consequential amendments.

Following an explanation of this matter by Mr. Rick Scobie, Zoning Division, and following specific questions from members of Council, the Mayor called for speakers for or against the application and the following individuals appeared:

Mr. Jack Rose, a resident of the area, addressed Council and expressed concern about lost views arising from the proposed development on the subject site as described in the application.

Cont'd . . .

Special Council (Public Hearing, December 11, 1979) . . . . 2

Text Amendment:

FM-1 Fairview Multiple Dwelling District (Cont'd)

Mr. Wilcox, on behalf of the developer, explained that the matter involved shifting density of the various proposed structures on the site, so that they might fall within the perimeters of the FM-1 schedule.

\* \* \*

At this point in the proceedings Alderman Kennedy arrived.

\* \* \*

Following considerable discussion, it was

MOVED by Ald. Boyce,

THAT the draft by-law submitted to this Public Hearing be amended by inserting after the words "The Development Permit Board may relax" the words "subject to approval of Council" in both Sections 5.3 and 5.4 respectively.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed.)

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,

SECONDED by Ald. Kennedy,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary amending by-law.

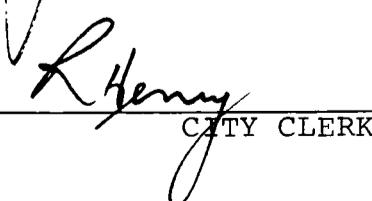
- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 2:40 p.m.

\* \* \*

The foregoing are Minutes of the Special Council (Public Hearing) of December 11, 1979, adopted by Council on January 8, 1980

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S REPORT

Dul /

DATE: November 30, 1979

TO: Vancouver City Council  
SUBJECT: 5 North Kootenay Street - By-law Contravention  
CLASSIFICATION: INFORMATION

On November 27, 1979 the Vancouver City Council deferred consideration of this matter pending a report from the Director of Permits and Licenses. The Council further requested that the owner of the property be invited to address Council when the aforementioned report is before it.

The Director of Permits and Licenses reports as follows:

"On July 9, 1975, the Board of Variance refused Appeal No. 20206 which requested relaxation of the yard and F.S.R. provisions of the RS-1 Schedule of the Zoning and Development By-law. This appeal was to add to the existing dwelling. The plans submitted indicated a full basement marked unfinished, with an attached carport-sundeck addition.

On July 23, 1975, the Board of Variance approved Appeal No. 20214, subject to conditions, one of which was that, "a garage is to be provided at all times in the basement in accordance with the approved plans." This appeal was similar to Appeal No. 20206 of July 9, 1975 in that it permitted additions to the existing building, but the plans indicated the garage was to be recessed into the basement of the dwelling. As the floor area being used for parking purposes within a building is not counted into the F.S.R. calculations, the proposal was now within the permitted F.S.R. allowed by approximately 26 square feet.

On September 12, 1975, the District Building Inspector reported that this dwelling had been completely demolished and advised the owner that the existing permits he had obtained to "add to and alter the existing, one family dwelling" were no longer appropriate and new permits would have to be obtained permitting the erection of a new one-family dwelling.

On September 24, 1975, the Board of Variance approved, through Appeal No. 20288, the erection of a one-family dwelling. The plans under this appeal were the same as those previously approved under Appeal No. 20214 in regards to layout and the condition that, "a garage is to be provided at all times in the basement of the dwelling in accordance with the approved revised plans."

On May 23, 1978, the District Inspector reported that the basement had been finished as habitable space, instead of the garage as required by Appeal No. 20288 of September 24, 1975.

On November 8, 1978, the Board of Variance refused a new appeal, No. 21495 which requested that the previously approved Appeal No. 20288 be altered by removing the requirement that a garage be provided in the basement. The F.S.R. now exceeds that permitted by 372 square feet.

In the middle of January, 1979, an inspection of the dwelling was carried out and it was determined that there was no structural reason why the garage could not be provided and the owner was so advised. Numerous discussions and correspondence has been entered into by the owner and various City staff, as well as Alderman Bellamy regarding this matter.

Finally on September 18, 1979, a hand delivered notice was served on Mr. Luigi Scaccia requiring him to provide the garage in the basement of this dwelling within 30 days of receipt of this notice. This time limit was subsequently extended to November 30, 1979."

The Director of Permits and Licenses submits the foregoing report to Council for information.

The City Manager submits the foregoing report of the Director of Permits and Licenses for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 623

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

November 29, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 29, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Harcourt  
Alderman H. Rankin

ABSENT: Alderman H. Boyce

ALSO PRESENT: Alderman M. Ford

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Taylor/Pender Connector - Chinese Cultural Centre Project

City Council on November 27, 1979, when considering the Committee's report dated November 22, 1979, dealing with proposed transit changes in Chinatown, noted a communication from the Amalgamated Transit Union, requesting deferral to permit the Union an opportunity to study the changes and address Council. Council resolved that the Committee's recommendations relating to these changes (recommendations B-F) be referred back to the Committee meeting of November 29, 1979, and that the Union be invited to make representations at that time.

The following recommendations were therefore submitted for further consideration this day:

- B. THAT the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979.
- C. THAT the following streets be cancelled as transit routes:
  - the Pender/Keefer Diversion
  - Keefer Street from Main Street to Gore Avenue
- D. THAT bus stops be established on:
  - westbound Keefer Street at Main Street
  - eastbound Pender Street at Carrall Street
  - eastbound Pender Street at Main Street
  - westbound Pender Street at Carrall Street

Clause 1 continued

E. THAT bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

F. THAT bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street

Appearing before the Committee on this matter were Mr. J.H. Daley and Mr. B. Bedford, Amalgamated Transit Union, Local 101-134; Mr. V. Sharman, B.C. Hydro Transportation Division, and a delegation representing Pender Street merchants and the Chinese Historic Area Planning Committee.

Mr. Daley advised the Union had not been aware of the City/Hydro discussions relating to the Chinatown transit routes and hoped it would not be excluded from any future discussions on transit changes. The Union was particularly concerned about the situation that would occur when Pender Street became two-way between Carrall and Main. Experience some years ago had shown that if on-street parking was permitted, buses could not negotiate the two-way traffic on Pender Street without congestion and delays. To revert to this system would be a backward step. The Union felt that a second look should be given to on-street parking between Carrall and Gore - it was not necessary and it did not benefit the merchants that much.

Mr. Daley also expressed concern about the removal of the bus stop from Pender westbound on Columbia and noted buses would have difficulty negotiating turns in the area particularly on Columbia at Pender and Keefer and at Main and Keefer. The Union felt certain routes could be diverted from the area, including the Burnaby/New Westminster Fastbuses, which could be routed via Columbia/Keefer/Main.

Mr. Sharman stated Hydro shared the Union's concern regarding on-street parking in this area, and in a letter to the City Engineer in 1978, had requested a "No Stopping Any Time" zone on Pender between Carrall and Gore. The suggestion for re-routing the Fastbuses required investigation from the service point of view.

The Chairman commented that completion of the links in the downtown ring-road system would bring substantial relief to traffic pressures particularly in Chinatown.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the proposed transit changes should be viewed in the context of the downtown transportation plan, which would de-emphasize the role of Pender as a major transportation corridor. Because Pender served businesses in the area, it was felt parking should be permitted.

Clause 1 continued

Mr. R. Young presented a brief (on file ) on behalf of the Chinese Historic Area Planning Committee, supporting the retention of on-street parking in the three blocks comprising the 00-200 blocks East Pender. Mr. Young pointed out there was a serious shortage of parking in the area and as yet no other off-street parking facilities had been developed to provide relief to affected businesses. Alternate use of Keefer Street should be seriously reconsidered if traffic congestion on Pender was unacceptable to Hydro. The 200 Block, as the centre of community oriented grocery shopping activities, was dependent on the existing, easily accessible on-street parking, and with only one bus route using the block, there appeared no justification for parking removal at this location.

Mr. T. Mah, Chinese Benevolent Association, Mr. Chow, Mr. Goldberg, and Mr. M. Kemble, Chinatown Planner, also addressed the Committee in support of on-street parking. They urged the proposed transit changes be introduced on a six-month trial basis for evaluation and further report to Council.

The City Engineer noted the problem of parking in Chinatown had been before the Committee many times and some three years ago construction of a public garage had been recommended. The City was now negotiating for a site and it was anticipated definite action would be forthcoming shortly.

Mr. Rudberg advised the proposed changes, if approved, would be evaluated and a report brought back to the Committee in approximately six months. If there was a major breakdown or severe congestion became apparent, he would report back sooner.

Members of the Committee noted consultation and input was vital in an issue such as that under discussion. The Union should not have been excluded and it was hoped such a situation would not occur again.

RECOMMENDED

1. THAT the City Engineer be instructed to meet with Hydro and the Amalgamated Transit Union to discuss details of the transit changes outlined in the Manager's Report dated November 7, 1979, for report back to Council when the following recommendations will be further considered:
  - B. THAT the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979.
  - C. THAT the following streets be cancelled as transit routes:
    - the Pender/Keefer Diversion
    - Keefer Street from Main Street to Gore Avenue
  - D. THAT bus stops be established on:
    - westbound Keefer Street at Main Street
    - eastbound Pender Street at Carrall Street
    - eastbound Pender Street at Main Street
    - westbound Pender Street at Carrall Street

Clause 1 continued

E. THAT bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

F. THAT bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street

2. THAT any future proposed transit changes be automatically referred to the A.T.U. for comment.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 623-625

MANAGER'S REPORT

661  
DEL. 3 (i)  
DATE December 5, 1979

TO: Vancouver City Council  
SUBJECT: Taylor/Pender Connector - Meeting with Amalgamated Transit Union  
CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"INTRODUCTION"

In a Manager's Report dated November 7, 1979, the City Engineer reported on transit matters arising from changes previously approved for the Pender/Keefer/Chinese Cultural Centre area. The prior approvals include the closure of the Pender/Keefer Diversion, the reverting of Pender and Keefer back to two-way operation and the development of the Taylor/Pender Connector. The Standing Committee on Transportation approved the recommendations of the City Engineer relating to bus route and stop modifications to accommodate the roadway changes.

On November 27, 1979, when considering the minutes of the Standing Committee on Transportation, City Council referred the transit related recommendations of the Manager's Report of November 7, 1979 back to the Transportation Committee so that the Amalgamated Transit Union could address the Committee at that time.

On November 29, 1979, the Amalgamated Transit Union addressed the Transportation Committee and relayed their concerns related to the proposed transit changes around the Pender/Keefer area. The Committee suggested that the Union meet with the Engineering Department and B.C. Hydro prior to Council's meeting on December 11. At this time, the matter would be reviewed by Council and the recommendations originally approved by the Transportation Committee on November 22 dealing with transit changes would be dealt with.

The Amalgamated Transit Union, Engineering Department and B.C. Hydro met on December 3, 1979 to discuss proposed transit changes in the Pender/Keefer area and the purpose of this report is to inform Council of the results of this meeting.

MEETING WITH THE AMALGAMATED TRANSIT UNION

A meeting was held on Monday, December 3, 1979 between members of the Engineering Department, Amalgamated Transit Union and B.C. Hydro.

The Union and B.C. Hydro representatives both pointed out they are concerned about delays to transit resulting from:

- the retention of parking on Pender between Carrall and Main, and on Columbia between Pender and Keefer;
- difficulties in turning at Columbia and Pender, Columbia and Keefer, and Main and Keefer.

Staff reviewed the 2-year process whereby the design of Pender and Keefer was developed to accommodate transit. Specific measures developed with B.C. Hydro include the following:

- a. Street design measures to ensure future flexibility to accommodate transit;
- b. Improved corner radii to facilitate turning movements;
- c. Traffic signal adjustments (pedestrian delays, advance left turn arrows);
- d. Parking restrictions and corner clearances.

The merchants and business representatives in the Chinatown area were consulted during this process.

"The primary concern of the ATU representatives was the on-street parking on Pender Street which, at present, is to be allowed during the P.M. peak hour. It was noted that this is consistent with the role of Pender Street as defined in the Downtown Transportation Plan. Pender Street is to be downgraded to a local community street and its role is to be replaced by the Taylor/Pender Connector and South Bypass. The Connector will be in operation before the street changes in Chinatown and staff are pursuing the remaining uncompleted portions of the South Bypass.

It was further noted that City staff and B.C. Hydro would closely monitor the bus operations on Pender and Keefer. If congestion or other problems develop, further changes in traffic regulations would be instituted by the City Engineer. It is intended, however, that on-street parking would remain and conditions would be monitored and reported to Council in six months. However, if severe congestion occurs which results in significant delays to transit, the need for extensive street parking prohibitions would be reported to Council as soon as possible.

The ATU indicated that they would review the matter and may take the opportunity to address Council at its December 11 meeting."

The City Manager submits the above report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 623-625

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (WORKS: A-1 - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Closure of Lane West of Findlay Street South of 16th Avenue - Blocks G,H,I and J, District Lot 753 - Proposed Croatian Community Centre Site

The City Engineer reports as follows:

"On May 29, 1979, Council approved the sale of a site south of 16th Avenue between Commercial Drive and Findlay Street for development of a Croatian Cultural Centre. The site presently includes several parcels of land and an intervening lane.

One of the conditions of sale was that the lane be closed and consolidated with the adjacent City lands and a new lane outlet be dedicated to the satisfaction of the City Engineer.

It is therefore recommended that all that portion of lane shown hatched on Plan LF 9386 be closed and stopped up subject to the following conditions:

- (a) The closed lane be consolidated with the abutting lands to form one parcel.
- (b) A lane outlet be dedicated as shown shaded on Plan LF 9386.
- (c) The cost of construction of the new lane outlet, estimated at \$25 000, and the cost of cutting off or relocating any existing utilities be to the account of the purchaser of the site."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Lighting Local Improvement - Reduction in Scope - Chestnut Street - Cornwall to 1st Avenue

The City Engineer reports as follows:

"The street lighting local improvement project on Chestnut Street from Cornwall Avenue to 1st Avenue approved by Council at the Court of Revision on February 8, 1979, cannot be completed as advanced. Lighting projects for the 1979 Court were selected in 1978; in the intervening period the section from Cornwall Avenue to York Avenue was leased to owners of Block 197. The leased area of this street is now used for parking and is not open to through traffic.

To include the portion of lighting that has been completed on the Tax Roll, the original project must be formally reduced in scope by Council.

The total cost of this project is to be reduced from \$5 873 to \$3 368; the City's share from \$4 039 to \$2 459; the Property Owners' share from \$1 834 to \$909.

The City Engineer recommends that Item #2 of Schedule 454, Street Lighting on Chestnut Street from Cornwall Avenue to 1st Avenue, be reduced in scope to extend only from the north side of York Avenue to the north side of 1st Avenue."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Bicycle Path - Fourth Avenue Project

The Superintendent of Parks and the City Engineer report as follows:

"Council approved a Transportation Committee Report of October 5, 1978, which described the street improvements in the vicinity of Jericho Park. One of the features of the plan for Fourth Avenue was a bicycle path on the north

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (WORKS: A-1 - 2)

Clause No. 3 cont'd:

side. The report stated ... 'That cycle path is seen as meeting a commuter need as opposed to the recreational facilities presently contained within Jericho Park ...'. This report deals with the location, design and cost estimates for this path. A diagram showing location is attached.

The attached budget analysis reviews three alternative surfacing techniques - limestone screenings, asphalt or exposed aggregate for three different widths of paths. Current standards for commuter routes, which have bicycle traffic, indicate that each bike lane requires .84 metres. A path width of 1.85 metres (approx. 6 ft.) would, therefore, allow enough room for two bicyclists or pedestrians to pass each other by without interference. A path width of 1.85 metres is, in this situation, considered adequate in that it is a convenience route and that there is a major 10' wide path running in a parallel direction existing further north in the park. A review of paths currently existing within the parks system indicates that the use of limestone screenings is a desirable surfacing material in that it reflects a softer image for the path and requires significantly less maintenance than asphalt. Paths which are located within groves of trees are subject to root heaving and when limestone is used, repairs to the path require minimal disruption and little time.

The bicycle path as per the above is estimated to cost \$15 800. Since it is a feature beyond what was originally expected when the 5-year plan was prepared, funds are requested from 1979 Supplementary Capital. The Director of Finance states that approximately \$20 000 is available in 1979 Supplementary Capital. Maintenance is expected to be minor and will be covered in the Park Board Revenue budget request for maintenance of parks.

The Superintendent of Parks and the City Engineer recommend that a 1.85 metre limestone screenings path be installed, as per attached plan, to a maximum length of 610 metres, at a cost not to exceed \$15 800 from 1979 Supplementary Capital."

The City Manager RECOMMENDS that the above recommendation of the Superintendent of Parks and the City Engineer be approved.

4. Tender No. 35-79-07 -  
55 kW Tractor Hoe-loaders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on November 5, 1979, and referred to the City Engineer and Purchasing Agent for report.

A copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Equipment Plant Replacement Account.

Tenders were called for the supply of two sideshift backhoes. An option for the deletion of the multipurpose buckets was called for in the event that the buckets now used by the City could be economically adapted to the new machines. Three bids were received. The 4% Provincial Sales Tax is in addition to all prices shown.

Avenue Farm Machinery submitted the low bid at \$28 170 each (\$42 430 each less a trade-in allowance of \$14 260). This machine does not meet specifications because a sideshift backhoe was not offered.

Bid No. 2 from Fanning Tractor & Equipment Ltd. for one only used machine at \$28 200 (\$35 700 less \$7500 trade-in) does not meet specifications because a multi-purpose loader bucket was not offered as specified, and the cost of adapting the City-owned multi-purpose bucket would increase the cost of this used machine to that of the new machines offered by Fanning Tractor.

Fanning Tractor also offered a 4 year service contract at a rate of \$3.40 per machine hour. We consider that this offer represents good value and are recommending its acceptance.

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (WORKS: A-1 - 3)

Clause No. 4 cont'd:

RECOMMENDATION

We recommend acceptance of the lowest bid to meet specifications, submitted by Fanning Tractor & Equipment Ltd. for:

- (a) Two JCB Model 3D Tractor-Hoe-Loaders at a price of \$62 000 (\$38 580 each less \$1080 each for deletion of the loader bucket less trade-ins of \$5500 and \$7500).
- (b) A four year service contract with a total estimated cost of \$46 000 for the two machines."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

5. Local Improvement on the 'Initiative Principle' and by 'Petition'

The Deputy City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-law projects for:

Light Standards  
Lane Lighting

as shown on the schedule dated November 29, 1979 (on file in the City Clerk's Office), are advanced to Council on the 'Initiative Principle' and by 'Petition'.

Information on Projects

A. Initiative Projects

(a) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of May 15, 1979.

(b) Light Standard Projects

Less than 4% of the City's streets are without lighting. Eight projects are proposed for local streets not previously lighted.

B. Petition Projects

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for two lane lighting projects.

Capital Funds

Funds for the City's share of these projects is available in the 1979 Street Lighting Capital Budget."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated November 29, 1979.

The estimated total cost of these improvements is \$304 727 and the City's share of the cost is \$46 111. I have to report that the necessary financial arrangements can be made to carry out this work."

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (WORKS: A-1 - 4)

Clause No. 5 cont'd:

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS THAT:

- a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.
- (c) The lanes shown on the schedule dated November 29, 1979 for initiative projects be designated as 'thoroughfares' for the purpose of Part II of the Local Improvement Procedure By-law.
- (d) The Court of Revision for the projects listed in the schedule dated November 29, 1979, be held at 7:30 p.m., Thursday, February 21, 1980.

('Initiative' requires the approval of two-thirds of those present.)

FOR COUNCIL ACTION SEE PAGE(S) 630

MANAGER'S REPORT, December 7, 1979 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Manhattan Apartments, 784 Thurlow

The Director of Social Planning reports:

"PURPOSE

The purpose of this report is to request financial support from City Council in the amount of \$100,000.00 by way of a grant or loan to enable the Manhattan Co-operative Housing Association to lease and renovate the 44 unit (34 two bedroom and 10 one bedroom) Manhattan Apartments from its owner. An NHA insured mortgage (\$1,484,000) and a RRAP grant (\$172,000) provide 93.3% of the capital required. The City is requested to provide 6.7% of the capital funding.

BACKGROUND

Members of City Council and staff from several City departments have been involved since 1975 in attempts to prevent demolition, buy or save the Manhattan by one means or another. Please refer to Appendix A entitled 'Some Reasons Why the Manhattan Needs to be Saved' and to Appendix B entitled 'Chronological Review of City Council and City Staff Involvement' in this project over the past four years. Many citizens and organizations have also expressed their support publicly for preservation of the Manhattan Apartments. CMHC has given approval in principle for this project under the Non Profit Co-op Program.

CAPITAL REQUIRED

The following financial information has been supplied by CMHC and is concurred in by the Manhattan Housing Co-operative.

Acquisition (prepaid lease)	\$650,000 (30 year minimum)
Renovations	862,000
Soft costs (Interest, Consultants fees etc.)	244,000
 TOTAL PROJECT COST:	 <u>\$1,756,000</u>
 NHA insured mortgage	 \$1,484,000
RRAP grant	172,000
 BALANCE REQUESTED FROM CITY	 1,656,000
	100,000
	=====

CMHC SUBSIDY ASSISTANCE

Total annual Federal assistance \$162,000.00

This assistance is applied, first, to reduce economic rent to the low end of market, estimated to be \$290.00 per month. The remaining assistance can be used as an additional subsidy for low income residents to reduce rents to 25% of income. This second level of assistance is 'income tested'.

The first level of assistance remains constant for 3 years, after which it is gradually withdrawn. As it is phased out, the assistance automatically becomes available for the second level of assistance, i.e. income-tested assistance for low income people.

Under the CMHC Non-profit Co-op program, the co-op is required to fill a minimum of 15% of the units (i.e. 7 units) with low income people receiving income-tested assistance. The Director of Social Planning prefers that a greater number of units be reserved for low income tenants.

Continued . . .

MANAGER'S REPORT, December 7, 1979 . . . . . (SOCIAL: A-2 - 2)

Clause No. 1 Continued

FINANCING OPTIONS FOR COUNCIL'S CONSIDERATION

- a) No Assistance
- b) \$100,000 grant
- c) \$100,000 loan repaid at 13% interest amortized over 25 years with equal monthly repayments of \$25 per unit per month with the interest rate to be adjusted after one year and every three years thereafter.
- d) \$100,000 loan with no interest charged or repayments made during first 5 years. This involves a graduated repayment plan with a few years of escalating payments after year five and a levelling off in year twelve.

IMPLICATIONS OF OPTIONS b, c and d ABOVE

Option b (\$100,000 grant) and Option c (\$100,000 equal repayment loan) require the same monthly rents to be paid and result in the same annual dollar and percentage increases in rent. However Option b has one important difference. It provides more funds to subsidize low income tenants. As a result, Option b provides 14 suites in the Manhattan for low income tenants while Option c provides only 7 suites for low income tenants. Please refer to Table I in Appendix C for more details on Options b and c.

Option d requires the same monthly rents, annual dollar and percentage rent increases as Options b and c for the first five years. From years 6 to 11 the rents escalate and by year 12 they begin to level off. Option d, like Option b, provides 14 suites for low income tenants. Please see Table II in Appendix C for more details on Option d.

COMMENTS OF THE DIRECTOR OF FINANCE

A grant (Recommendation A below) is not necessary in order to accomplish the objectives put forth in this report, even the doubling of the low-income component from seven units to fourteen units. The Director of Finance prefers Option c (Recommendation C), however, if Council does wish to double the low-income units to fourteen the Director of Finance then prefers Option d, being the loan with no interest or re-payments made during the first five years (Recommendation B), recognizing that this costs the City approximately \$65,000 to \$70,000 but does result in repayment of the loan eventually.

COMMENTS OF CMHC AND MANHATTAN HOUSING CO-OPERATIVE

The first preference of CMHC and the Manhattan Housing Co-operative is Recommendation A below (Option b above). Their second preference is Recommendation B (Option d). Both state that Recommendation C (option c) will restrict their ability to provide housing for low income tenants.

RECOMMENDATIONS

The Director of Social Planning recommends that:

- A. Council approve a grant of \$100,000 to the Manhattan Housing Co-operative Association for the purchase of the Manhattan Apartments at 784 Thurlow Street, Vancouver, subject to an agreement with the Co-operative to ensure the continuing provision of 14 low income suites.

If Recommendation A is not approved:

- B. Council approve a loan of \$100,000 to the Manhattan Housing Co-operative Association with no interest charged or repayments due during the first five years. The interest rate commencing in year six to reflect the then prevailing mortgage rates, as determined by the Director of Finance. The loan should be secured by a second mortgage against the lease, including a provision to ensure the continuing existence of 14 low income suites.

Clause No. 1 Continued

If neither Recommendation A nor B is approved:

- C. Council approve an equal payment loan of \$100,000 to the Manhattan Housing Co-operative Association to be amortized over a period of 25 years. The first year's interest rate to be 13%, with the interest reviewed at the end of the first year and at three-year intervals thereafter. The loan to be secured by a second mortgage against the lease. This provides 7 units for low income tenants.
- D. Either grant or loan approved by Council to be conditional upon other funds being obtained by an NHA insured mortgage of \$1,484,000 and an RRAP grant of \$172,000, as well as the offer of a prepaid lease in the amount of \$650,000 being accepted by the owner.
- E. If a loan is approved the second mortgage registered against the lease is to be to the satisfaction of the Director of Legal Services and the Director of Finance.
- F. For either grant or loan, the source of funds to be the City of Vancouver Public Housing Fund.

CITY MANAGER'S COMMENTS

The City Manager notes that a grant is not required to provide 14 low income suites in the Manhattan; this is achieved by interest forgiveness for the first five years of a loan (Recommendation B). On this basis, City participation in the Manhattan seems a cost effective way for the City to partake in the provision of low income housing.

Therefore, in submitting the above report for consideration, the City Manager suggests that if Council decides to support the project, only the two loan options "c" and "d" be considered (Recommendations B and C).

INFORMATION2. History and Progress Report -  
Gypsy Moth in Kitsilano

The City Manager reports as follows:

HISTORY

Eggs of the Gypsy Moth were inadvertently introduced into the Kitsilano area in December 1977 and escaped detection. Following the summer of 1978, when male adult Gypsy Moths were found in insect traps, a detailed egg search of the Kitsilano district located 35 egg masses.

The Vancouver Health Department was notified by the Federal Department of Agriculture towards the end of 1978 by telephone that a Gypsy Moth infestation had been found in Kitsilano and the Department of Agriculture was currently discussing an abatement program for the area. They stated that they were considering an aerial spray program of the area bounded by English Bay and Broadway, Arbutus to Trutch, but had no firm plans. The Health Department requested that when plans were finalized the City of Vancouver were to be given adequate advance notice to assess both the pesticide to be used and the method of application.

MANAGER'S REPORT, December 7, 1979 . . . . . (SOCIAL: A-2 - 4)

Clause No. 2 Continued

In February 1979, a daily newspaper carried a story claiming a large area of Kitsilano was to be sprayed with Dimilin from the air. An immediate outcry arose from the residents of Kitsilano and also from those of other neighbourhoods in the City. On February 15, 1979, the Federal Department of Agriculture withdrew their application for a permit to apply Dimilin from the Pesticide Committee, Ministry of Agriculture, B.C. Agriculture Canada planned to replace the Dimilin program with a mandatory Carbaryl spray program to all properties within a 44-block area (English Bay to 4th Avenue and Arbutus to Bayswater inclusive.)

Following this announcement, City Council became involved in an extensive series of meetings, with participation by the public and Federal and Provincial officials. A task force was created under the City Manager, including representatives of the community, environmental groups, and the three levels of government. This group proposed an action program, which was approved by Council. However, when the spray program began, the spray trucks were obstructed and unable to work. Following staff negotiations with Greenpeace representatives, Council subsequently approved a program which was acceptable to Greenpeace. More detailed history (Appendix 1) and the staff-Greenpeace working document (Appendix 2) are attached.

A combined Carbaryl and insecticidal soap spray program was successfully carried out by Agriculture Canada and the City between June 1 and June 14, in blocks 1 - 13 and blocks 23 - 26, as per attached map (Appendix 3). (Blocks 7 and 8, insecticidal soap only).

PRESENT STATUS

During the summer, no male Gypsy Moths were found in the pheromone traps and the Gypsy Moth Action Plan is now being followed. (This Plan is attached - Appendix 4). We can be hopeful that the problem arising out of this infestation has been dealt with.

The Subcommittee of the B.C. Plant Protection Advisory Council has invited a City representative to attend its future meetings on this matter. Mr. C. Man, Park Board, and Mr. D. Morgan, Health, will attend these meetings to represent the City of Vancouver.

An egg search will be carried out in the area sprayed and in the spring a larvae search will be carried out by the Department of Agriculture. The City of Vancouver will be asked to provide a special trash pickup this fall and again next spring. A new film has been prepared on the habits of the Gypsy Moth and it is planned that this will be shown to the public next spring.

COSTS TO THE CITY

The majority of the cost involved regular staff time from Health, Park Board, and Police, and amount to \$15,000 - \$20,000 on inspection, surveys, Police involvement, special refuse pickup, etc. Specific out-of-pocket costs paid by the City include soap spray charges, and some nominal printing and signing costs totalling in the order of \$5,500.

RECOVERIES

- 1) Agriculture Canada is prepared to pay the following towards the City's cost of the Gypsy Moth program:

50% respecting signage and printing, \$165 and \$50 respectively, and the full cost of the resident survey listed as \$1,470, for a total of \$1,685.

Continued . . . .

MANAGER'S REPORT, December 7, 1979 . . . . . (SOCIAL: A-2-5)

Clause No. 2 Continued

- 2) Environment Canada contributed \$4,350 towards the City of Vancouver cost of the insecticidal soap program; \$1,859 to be spent to pay for a student attached to the Health Department to assess the results of the insecticidal soap program and report to Environment Canada; and \$2,490 towards the cost of the materials for the program.
- 3) The Provincial Ministry of Agriculture to date has not contributed to the City of Vancouver's costs incurred in the Gypsy Moth program.

At this point, the City will be out of pocket only some \$1,400 relative to the program. However, the routine programs of the Environmental Health Division suffered measurably due to the great deal of time spent by inspectors and administration personnel on the Gypsy Moth spraying program.

It is fair to say that without the extensive mediating and moderating role of City Council and the related efforts of City and Park Board staff, it would not have been possible to carry out any spray program without major confrontations between citizens and government.

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 631

Manager's Report, December 7, 1979 . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 580 Burrard Street (YWCA) Building Development Permit Application #85278

The Director of Planning reports as follows:

"This report refers to Section 6(II) of the Downtown District Schedule whereby the Development Permit Board may authorize increases in the Floor Space Ratio of buildings, subject to prior approval by City Council where social and recreational facilities are provided.

The Development Permit Application #85278 has been filed on behalf of the YWCA to construct additions to the existing building at 580 Burrard Street. The additions will include social and recreational facilities and enlargement of the existing dining facilities.

The total area of the building, including the proposed addition would be 10 772 m<sup>2</sup> (115,953 ft.<sup>2</sup>). The request is that 89 m<sup>2</sup> (953 ft.<sup>2</sup>) of this area be considered under the special bonussing provisions. Section 6(II) of the Downtown Official Development Plan, which deals with special provision for bonuses where social and recreational facilities are provided states:

"Where a need for any public, social, or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council. In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation or other restrictions.

If appropriate, such facility shall be preserved to the public domain by way of a registered agreement and operated by the City or its delegates."

Because the total building is a social and recreational facility, it is considered that it sufficiently meets the criteria to warrant the bonus of 89 m<sup>2</sup> (953 ft.<sup>2</sup>).

The Development Permit Board at its meeting of November 13, 1979, resolved:

This application is to be first referred to City Council for consideration, noting that the Development Permit Board is unanimous in its recommendation to approve the requested additions as indicated on submitted plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Development Permit Board be approved.

2. Grandview-Woodland N.I.P. -  
Two Year Progress Report

The Director of Planning reports as follows:

"I. Introduction

On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which includes allocations for improvements to schools, parks, social services, non-profit housing, streets and further projects to be identified during the implementation of the program.

The purpose of this report is to inform Council of the progress made over the first two years of the implementation of this plan and to outline the work to be done in completing the program during the third year.

II. Progress on Completion

Implementation reports to Council during the first two years of this program and up to this report have resulted in the appropriation of over 80% of the available funds. While most projects outlined in the original Concept Plan have been reported to Council and their implementation undertaken, those remaining will be reported for Council's consideration early in 1980. The majority of funds remaining, therefore, will be recommended for expenditure on projects identified during the Implementation Stage or noted in the Concept Plan as being insufficiently developed at that stage to allow for a specific allocation. The degree of completion of these Concept Plan recommendations varies according to project categories as described below.

The Concept Plan notes that "Wherever possible, N.I.P. funds should be used as 'seed money' to attract funds for needed neighbourhood improvements from other sources and programs." In keeping with this objective, a total of \$234,422.00 has been committed to date from other sources of funding to projects recommended by the Grandview-Woodland N.I.P. Committee (details, see Appendix IV).

The Laura Secord gymnasium - the largest single project - is now nearing completion and the Commercial Drive beautification scheme is underway. While these represent the most visible individual projects, the many smaller projects - playgrounds, running tracks, bocce courts; office improvements for social services; and the initiation of co-op housing - have all begun to make a collective impact upon the standard of living in the community.

III. Progress by Project Category

Social Services: This category of projects received the highest priority for implementation due to the importance of such services in this particular neighbourhood. Accordingly, it is the first category in which all the projects identified in the Concept Plan were completed.(See Funding Commitments by Project Category, Appendix I)

Parks: Design plans have now been prepared for each of the five neighbourhood parks listed in the Concept Plan. While implementation is underway on four of these now, the final plan for McSpadden has recently been reported to Council and implementation will begin in the spring of 1980. Field house improvements planned for Garden Park and Grandview Park field houses are the only park projects listed in the Concept Plan remaining in the planning phase. These will be reported for Council's consideration early in 1980.

Street Improvements & Beautification: Each of the major items proposed in this section of the Concept Plan has now been reported for Council's consideration. The funding of projects recommended under this category has not required the full appropriation of the Concept Plan allocation. As shown in Appendix I this has made a total of \$70,619 available for other potential utilities category projects, such as additional bus shelters, and also \$1,597.46 for transfer to the Reserve/Future Proposals Account.

The Beautification of Commercial Drive will be undertaken in two phases. The N.I.P. funded phase will occur this winter and the second phase next summer if property owners indicate their willingness to pay for a decorative sidewalk scheme in the core area.

Clause 2 continued

Schools: The largest portion (39%) of the Concept Plan allocations were set aside for school improvements. While the majority of these projects in both number and funding have been reported to Council and entered the implementation stage, two community playground projects remain outstanding. Design work for one, the Macdonald School playground, is complete and expected to be presented for Council's consideration early in January. A question of space involving a partial lane closure remains unsolved for the playground slated for Lord Nelson School. Resolution of this question is expected before the end of the year and should allow the design to be reported to Council early in 1980.

Housing:

The Concept Plan identified non profit housing as a priority for the community. N.I.P. funding was used to purchase two properties which were a blight in the community, demolish existing non rehabilitable housing, and provide bridging financing for a co-op housing organization for the development of housing. The co-op will develop housing on 4 or more sites - two sites of which will be purchased from the City.

The development will form a "scattered co-op": several buildings on different sites owned and operated by the same co-operative. This retains the small scale which is characteristic of the neighbourhood.

A N.I.P. funded architect and co-op organizer are now working with the more than 20 co-op members for final C.M.H.C. co-op housing approval, so that the properties can be re-purchased by the co-op itself. When this happens, the money from the re-sale, according to N.I.P. guidelines, will return to the City to be re-spent in Grandview-Woodland (see Appendix III).

IV. Future Proposals and Financial Consolidation

The Concept Plan established this account to accommodate the financing of proposals not yet advanced enough in their development to be identified directly for funding at that time and to encourage continued community input by making new project ideas possible.

Funding commitments totalling \$144,262.54 have been made from the Future Proposals account to date. \$402,963.00 remain due to its initial allocation of \$120,922 being augmented through the transfer of 1) funds not required to complete projects for which they were appropriated 2) funds remaining from the planning stage 3) funds committed by the City to match freed up Federal/Provincial funds, and 4) the allocation of \$355,000 designated originally for the St. Francis gym project. (See Appendix I).

The abandonment of the St. Francis gym project, reported to Council on Dec. 12, 1978, resulted in a very substantial increase in the scale of this reserve. Due partially to the nature of the project which had fallen through and also to separate concerns raised by N.I.P. Committee members, the Committee undertook the investigation of alternate forms of community buildings which might be developed primarily with these funds. The provision of space to accommodate various forms of community initiated functions is a major consideration of several projects currently being considered for recommendation to Council in the Spring of 1980. Should one or more of these projects not result in the appropriation of all remaining funds, the projects identified as secondary priority items during the Implementation Stage will be reconsidered for potential funding from the remaining budget.

A clear financial picture is necessary in order to allow well informed recommendations to be developed for the use of these remaining funds. Since all remaining projects will arise as "future proposals" it is proposed at this time that remaining funds be consolidated in this account through the transfer of: 1) funds remaining in implementation accounts where projects are now complete, 2) funds remaining in Concept Plan budgets (memo accounts) not required for remaining Concept Plan projects, 3) surplus Administration funds. The exact transfers implied by this consolidation totalling \$123,407.09 are noted in appendix I and appendix II.

Manager's Report, December 7, 1979 . . . . (BUILDING: A-4 - 4)

Clause 2 continued

V. Complementary Programs

Area Planning Program: This year saw the completion of Part I of the Grandview-Woodland Area Plan which was approved by Council on June 12. This covers basically the N.I.P. area: the single family, conversion and duplex zones of Grandview-Woodland. The four re-zonings recommended to implement most of the Plan policies were also approved at a Public Hearing on November 1. Further implementation work on Part I includes a traffic study by the Engineering Department and a park plan by the Park Board - with park development in the non-N.I.P. apartment areas to be considered for funding by the Community Services Contribution Program. Work is also underway on Part 2 of the Area Plan, Commercial Drive, in connection with the N.I.P.-funded Commercial Drive beautification.

Residential Rehabilitation Assistance Program: While the past year has shown a further increase in the funds committed to home improvements under this program, the rate of obtaining funding commitments has declined. Continued promotion of the program has generated a steady flow of applications, however, the constraints of unchanged homeowner income guidelines has prevented many from being carried through to completion.

The following figures summarize the status of this program to date:

	Applications	Units	\$
Homeowners	175	175	581,654
Landlords	45	106	442,844
Total	220	281	1,024,498

Home Repair Service: The Grandview-Woodland N.I.P. Committee has continued to sponsor a Canada Works funded home repair service throughout the second year of the N.I.P. implementation stage. During the summers this four person crew has been augmented by six Young Canada Works staff who have done mostly painting and yard clean-up. The overall effect has been to supplement the R.R.A.P. program in cases where the work needed was too minor or where the funds available did not cover everything. These programs also acted as a referral to the R.R.A.P. program in some cases.

Recommendations:

The Director of Planning recommends:

- A. That Council approve the consolidation of remaining funds through the transfer to the Reserve/Future Proposals Account #898/9408 of:
  - 1) \$ 2,128.46 from Account #898/9404 (as outlined in Appendix I).
  - 2) \$31,700.00 from Account #898/9405 (as outlined in Appendix I).
  - 3) \$30,100.41 remaining in Implementation Account #866/6205; 866/6208; 866/6209; 866/6214 (as detailed in Appendix II).
  - 4) \$40,309.49 from surplus Administration funds remaining in this budget (as outlined in Appendix II).
- B. That Council submit the Two Year Progress Report to C.M.H.C. and the Provincial Department of Municipal Affairs and Housing for information."

The City Manager RECOMMENDS that the above recommendations of the Director of Planning be approved.

3. Cedar Cottage N.I.P. - Surplus Funds for  
Construction of a Second Racquetball Court  
at Trout Lake Community Centre

The Director of Planning reports as follows:

"One of the top priorities of the Cedar Cottage Neighborhood Improvement Program was to improve the parks and recreational facilities in the community. In order to achieve this goal, many projects were planned and all are now fully completed.

Since the initiation and implementation of this N.I.P. program, funds have been found surplus in the amount of \$16,881.75. In keeping with the N.I.P. Concept Plan priorities, the Cedar Cottage N.I.P. Committee has indentified a second racquetball court as the highest priority use for these surplus funds. The Planning staff, Park Board staff and C.M.H.C. concur with this recommendation.

The Park Board allocated \$50,000 toward the second racquetball court in its 1979 Supplementary Capital Budget, and on December 3rd, 1979, allocated an additional \$10,000 toward the project. With the \$16,881.75 N.I.P. contribution, a total of \$76,881.75 is available. It is recommended that the project costs be separated into two phases, as follows:

Phase I - Estimated Cost - \$16,881.75 (Source of Funding - Cedar Cottage N.I.P. Accounts)

(a) Design Permits Tendering Costs	\$ 3,200.00
(b) Excavation Footings Floor slab	\$13,681.75
	<u>\$16,881.75</u>

Phase II - Estimated Costs - \$60,000.00 (Source of Funding - Park Board Accounts)

(c) Carpentry Stucco and Drywall Heating and Ventilation Electrical Finishing and Painting	\$60,000.00
	<u>\$60,000.00</u>

It is anticipated that Phase I can be carried out immediately in order to meet the program deadline. The balance of the work will be carried out by the Park Board during 1980.

The Director of Planning recommends:

THAT the Cedar Cottage N.I.P. surplus funds from Recreational Facilities Account #894/9019 be approved as Phase I of the second racquetball court at Trout Lake Community Centre. Costs would be shared as follows:

C.M.H.C. (50%)	\$ 8,440.87
Province (25%)	\$ 4,220.44
City (25%)	<u>\$ 4,220.44</u>
TOTAL	\$16,881.75."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, December 7, 1979 . . . (BUILDING: A-4 - 6)

4. Kitsilano N.I.P. Surplus Funds:  
Appropriation of Funds for Library Books (K.I.D.S.)

The Director of Planning reports as follows:

"BACKGROUND

On February 4, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application through the NIP Daycare Sub-Committee for a grant from the Neighbourhood Improvement Program Budget. The request was for funding books for a segment of the community found to have specific needs not accommodated under the regular library funds.

On April 6, 1976, the Vancouver City Council approved the recommendation of the City Manager that City Council approve an expenditure of up to \$4,000.00 for that project.

PURPOSE OF THIS REPORT

A second request has been received by the Kitsilano Planning Committee. The application is submitted from the Kitsilano Intra-community Daytime Services for Children Association. The amount of funding needed to bring the book collection up to date and expand it is \$1,200.00 (See Appendix I).

There is a great deal of support for continuing this project. The Kitsilano Planning Committee and the Area Planning staff reviewed this second proposal and recommended approval. C.M.H.C. and the Province also have been informed and have concurred with this proposal.

RECOMMENDATIONS

It is therefore recommended:

THAT City Council approve the expenditure of up to \$1,200.00 (Twelve Hundred Dollars) from the Kitsilano Neighbourhood Improvement Unappropriated Social Facilities Account #894/9006 for the purpose of purchasing books of use and interest to parents and children to be distributed throughout child care centres in Kitsilano and managed by the Kitsilano Branch Library.

Costs to be shared as follows:

Federal Government	\$600.00
Provincial Government	\$300.00
City of Vancouver	<u>\$300.00</u>
 =====	
	\$1200.00 "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Kitsilano N.I.P. Surplus Funds:  
Family Place Furnishings

The Director of Planning reports as follows:

"A major priority of the Kitsilano Neighbourhood Improvement Program was to upgrade the social facilities in the community. Since that time, many projects have been planned and implemented in keeping with that goal of the Concept Plan.

Manager's Report, December 7, 1979 . . . (BUILDING: A-4 - 7)

Clause 5 continued

On November 7, 1979, the Kitsilano Citizens Planning Committee and City Planning staff received an application from the West Side Family Place Society for a grant from the Neighbourhood Improvement Program budget. The request was for funding for renewal of equipment and furnishings to Family Place to replace toys and furniture lost as a result of a fire (see Appendix I).

There is a great deal of support for this project. The Kitsilano Planning Committee and the Area Planning staff reviewed this proposal and recommended approval. CMHC has also been informed and has concurred with this proposal.

RECOMMENDATIONS

It is therefore recommended:

THAT City Council approve the expenditure of up to \$3,325.74 (Three Thousand Three Hundred and Twenty-Five dollars and Seventy-Four cents) from the Kitsilano Neighbourhood Improvement Unappropriated Social Facilities Account 894/9006 for the purpose of purchasing equipment and furnishings for the Family Place.

Costs to be shared as follows:

Federal	(50%)	\$1,662.86
Province	(25%)	831.44
City	(25)	<u>831.44</u>
TOTAL		\$3,325.74."
		=====

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Kensington N.I.P. - Furnishings for Kensington Community Centre

The Director of Planning reports as follows:

" THE CONCEPT PLAN

When City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978 and its subsequent revision on November 21, 1978, an amount was set aside for additional furnishing for the Kensington Community Centre and the proposed new gymnasium. The revised allocation for furnishings is \$115,000. The Kensington Community Centre, now under construction, has a budget of \$1.8 million dollars which includes \$80,000 for furnishings. Because it was anticipated that the furnishings allocation might not be sufficient to completely equip the centre, N.I.P. funds were set aside to cover any shortfall.

ADDITIONAL FURNISHINGS REQUIRED

The Kensington Community Centre Association approached the Kensington N.I.P. Committee for funding for the required lockers for the new centre. All other furnishings will be provided through the construction budget. One hundred and eighty (180) stainless steel lockers are required for the change rooms. The lockers will be utilized on a rental basis by people using the racquetball courts, swimming pool, exercise room etc. Lockers made of stainless steel although more expensive at the outset, are felt to be a good investment in terms of their durability. The new Kensington Community Centre is expected to open around March 1980. The coordination of the construction is being handled by the Parks Board.

Manager's Report, December 7, 1979 . . . (BUILDING: A-4 - 8)

Clause 6 continued

ESTIMATE AND BUDGET

Two bids have been received for the lockers. A low bid of \$42,937 was submitted by Shanahans Limited. This price includes installation and tax. Since this expenditure has been budgeted for, the allocation can be taken from the Kensington N.I.P. social/recreational facilities account.

RECOMMENDATION

The request of the Kensington Community Centre Association for lockers has been considered by the Kensington N.I.P. Planning Committee which has recommended approval. The Director of Planning agrees and recommends:

"THAT up to \$42,937 be allocated to the Vancouver Park Board from Kensington N.I.P. Social/Recreational Account 891/8704 for the purchase and installation of 180 stainless steel lockers for the Kensington Community Centre. The costs will be shared as follows: Federal (50%) - \$21,468.50; Provincial (25%) - \$10,734.25; City (25%) - \$10,734.25."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

7. Kiwassa N.I.P. - Furnishings for the Kiwassa Neighbourhood House

The Director of Planning reports as follows:

"On May 15, 1979 City Council approved the construction of a new Kiwassa Neighbourhood House building. The total cost approved for construction was \$300,500 with the necessary funds coming from the Kiwassa N.I.P. budget (\$220,000), funds received from private sources (\$41,500) and the City (\$39,000) in advance of a possible PRFAP grant. Note, however, that the Province has since decided not to give a PRFAP grant to this project. Because the bid accepted for construction was considerably higher than originally anticipated, no funds were included in the approved budget for furnishings for the new building.

The land and the new building are owned by the City and leased to the Neighbourhood House for a nominal amount each year. Most of the operating funds come from the United Way and the City.

The Kiwassa Neighbourhood House Society has estimated their needs for new furnishings and have received several bids, with the low bid being \$35,000. The Society feels they can raise approximately \$25,000 from private sources, although this still leaves them around \$10,000 short.

The Kiwassa N.I.P. Committee felt that it is very important that sufficient furnishings be provided to enable the many excellent services provided by the Neighbourhood House to operate properly. The Committee was particularly concerned that the portions of the facility which are open to use by the community be properly furnished. They agreed that N.I.P. funds should be used to make up the shortfall in the total furnishings budget by providing the items listed in Appendix I. If N.I.P. funding is approved for this project, it would be cost shared as follows: Federal 50%, Provincial 25%, City 25%.

In reviewing the Kiwassa NIP Accounts, it was recently discovered that \$9,894 still remains in the Planning Stage account (#885/8190).

Manager's Report, December 7, 1979 . . . (BUILDING: A-4 - 9)

Clause 7 continued

In view of the demonstrated need for proper furnishings for the new Neighbourhood House, it seems appropriate to allocate these funds for this purpose. However, City funds have been allocated to the Neighbourhood House in advance of a Provincial grant which was not forthcoming.

Therefore the Director of Planning submits the following for the consideration of Council:

THAT the amount of \$9,894 remaining in the Kiwassa NIP Planning Stage account be allocated to:

- (a) Provide a grant to the Kiwassa Neighbourhood Services Society to be used to purchase the furnishings noted in Appendix I.

OR

- (b) The Kiwassa Neighbourhood House construction budget, to release City funds to be used to reimburse the 1979 Supplementary Capital Accounts."

The City Manager submits the foregoing recommendation for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 632

**A-5**

MANAGER'S REPORT, December 7, 1979 . . . . . (CLAIMS: A5 - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Coin Dealers

The Director of Permits and Licenses reports as follows:

"A request has been received from the Police Department for an amendment to either the Second Hand Dealers By-law or the License By-law to establish regulations to govern the operation of Coin Dealers.

Second Hand Dealers are required to record and report their purchases indicating a description of the person from whom the purchase was made and then holding the merchandise for 15 days. This gives the Police Department an opportunity to examine the merchandise and determine if it has been reported as stolen. The Police would like similar regulations for Coin Dealers because they do receive reports of thefts involving coin collections which may find their way to Coin Dealers.

Attached is a copy of The Calgary By-law which contains most of the regulations the Police would like to see incorporated into a Vancouver By-law.

RECOMMENDATION

It is recommended that the Director of Legal Services be requested to prepare a by-law amendment similar to Calgary's, requiring Coin Dealers to record and report to the Police Department, all purchases they make of coins and require them to retain the coins for a period of 15 days prior to offering the coins for sale."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 632

MANAGER'S REPORT, December 7, 1979 . . . (FINANCE: A7 - 1)

FINANCE MATTERSRECOMMENDATIONS1. Investment Matters (Various Funds) October 1979

The Director of Finance reports as follows:

(a) Security Transactions during the month of October 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 19791. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Oct. 1	Royal Bank of Canada	Oct. 3/79	\$ 2,001,424.66	\$ 2,000,000.00	2	13.00
1	Toronto Dominion Bank	Nov. 13/79	2,534,753.42	2,500,000.00	43	11.80
2	Toronto Dominion Bank	Oct. 4/79	1,000,715.07	1,000,000.00	2	13.05
2	Mercantile Bank of Canada	Dec. 5/79	1,020,953.42	1,000,000.00	64	11.95
3	Vancouver City Savings Credit Union	Oct. 4/79	2,000,657.53	2,000,000.00	1	12.00
4	Vancouver City Savings Credit Union	Oct. 5/79	2,000,698.63	2,000,000.00	1	12.75
5	Vancouver City Savings Credit Union	Oct. 9/79	1,501,520.55	1,500,000.00	4	9.25
9	Bank of Canada	Oct. 11/79	2,001,534.25	2,000,000.00	2	14.00
11	Bank of British Columbia	Mar. 14/80	2,111,260.27	2,000,000.00	155	13.10
11	Canadian Imperial Bank of Commerce	Feb. 15/80	2,091,161.64	2,000,000.00	127	13.10
15	Canadian Imperial Bank of Commerce	Oct. 16/79	2,997,824.29	2,996,736.43	1	13.25
16	Bank of Nova Scotia	Nov. 15/79	1,516,150.68	1,500,000.00	30	13.10
16	Mercantile Bank of Canada	Oct. 24/79	1,503,945.21	1,500,000.00	8	12.00
18	Canadian Imperial Bank of Commerce	Oct. 19/79	3,001,117.81	3,000,000.00	1	13.60
22	Bank of British Columbia	Oct. 23/79	2,500,890.41	2,500,000.00	1	13.00
23	Mercantile Bank of Canada	Nov. 6/79	2,311,689.04	2,300,000.00	14	13.25
24	Canadian Imperial Bank of Commerce	Nov. 7/79	994,895.53	989,762.86	14	13.52
31	Mercantile Bank of Canada	Mar. 14/80	1,054,000.00	1,000,000.00	135	14.60
31	Royal Bank of Canada	Nov. 1/79	2,500,821.92	2,500,000.00	1	12.00
				\$ 36,646,014.33	\$ 36,286,499.29	

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs. Mos.	Yield %
<u>Debentures</u>							
Oct. 16	City of Vancouver 10.375%	June 21/99	\$ 250,000.00	94.60	\$ 236,500.00	20/-	11.05
16	City of Vancouver 10.375%	June 21/99	23,000.00	94.60	21,758.00	20/-	11.05
16	City of Vancouver 6.000%	June 15/80	3,000.00	96.16	2,884.80	-/8	12.15
16	City of Vancouver 8.000%	Apr. 2/93	2,000.00	79.17	1,583.40	13/6	11.00
23	1st Canadian Investment Ltd. (Bank of Mont-						
	real guaranteed)	Oct. 23/84	100,000.00	100.00	100,000.00	5/-	11.25
28	City of Vancouver 10.000%	Dec. 16/94	2,000.00	89.33	1,786.60	15/2	11.50
				\$ 380,000.00	\$ 364,512.80		

MANAGER'S REPORT, December 7, 1979 . . . . (FINANCE: A7 - 2)

Clause No. 1 cont'd:

2. SINKING FUND TRANSACTIONS (PURCHASES).....continued

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Oct. 1	Toronto Dominion Bank	Nov. 13/79	\$ 506,950.68	\$ 500,000.00	43	11.80
17	Bank of Montreal	Oct. 31/79	498,891.35	496,510.82	14	12.50
31	Bank of British Columbia	Nov. 13/79	502,404.11	500,000.00	13	13.50
			1,508,246.14	1,496,510.82		
			\$ 1,888,246.14	\$ 1,861,023.62		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 103,804,411.28	\$ 99,289,762.86

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Additional Police Communications Operators

The Director of Finance reports as follows:

"On October 31, 1979, the Vancouver Police Board passed the following resolution:

'The Chief Constable submitted a report on the problem encountered in the Communications Centre due to the inability to respond adequately to non-emergency calls. He advised that recent surveys indicated that an average of sixty-four calls per hour were going unanswered. He outlined the steps taken to deal with the problem using existing staff and stated that these measures failed to bring the service up to a satisfactory level. He requested the Board to ask City Council to consider authorizing the engagement of two additional civilian Communication Operators. He said the cost for the balance of 1979 would be \$4,509.00 and the cost for 1980 would be \$27,054.00.

Moved:

THAT City Council be requested to consider authorizing the engagement of two additional Communication Operators immediately in order to bring the telephone answering service on the non-emergency lines to a more satisfactory level.'

This resolution of the Vancouver Police Board was supported by a report of the Chief Constable to the Chairmen and Members of the Board and a copy of this report was circulated to Members of Council by the City Clerk.

MANAGER'S REPORT, December 7, 1979 . . . . . (FINANCE: A7 - 3)

Clause No. 2 cont'd:

The Communications Centre employs both Dispatch Operators and Telephone Operators. There is an expectation that the number of Dispatch Operators can be reduced by the end of 1980, when the full complement of mobile data terminals is installed. A study of Dispatcher workload will be undertaken at that time, with involvement of the Engineering Department. However, this would not affect the requirement for Telephone Operators.

I cannot comment on the merits of the present request. The history of telephone staffing in the Centre is as follows.

The new Police Communications Centre was opened in March, 1976 and difficulty was experienced in handling increased volume of telephone calls for police service at that time because the 911 emergency number produced an increase in calls for police services and the number of non-emergency crime reporting calls increased sharply with many of these calls not having been answered in the previous communications centre.

In May, 1976, Council approved funds for training of relief and replacement operators to prevent staff shortages due to vacation, sickness or staff turnover and approved the hiring of up to ten temporary Communications Operators to deal with the increased call volume. Following preliminary evaluation of staff requirements, Council approved funds in August, 1976 for hiring of temporary replacement operators to cover absences of the Centre's police personnel due to sick leave; and retention of four of the ten temporary Communications Operators until December 31, 1976 with provision of a final report on staff levels at that time, and approved modifications to the telephone equipment to separate 911 and lower priority report calls.

Detailed evaluations of Communications Centre staff requirements were conducted independently by the Police and Engineering Departments in late 1976 and early 1977. When these evaluations were completed the Police Department was notified that any further Engineering Department involvement in the operation of the Communications Centre would be limited to implementation of the digital system.

In October, 1977 the Police Department requested that Council provide funds for the hiring of effectively 2.5 permanent operators, a reduction from the ten temporary positions authorized in May, 1976, and reclassification of the Centrex Switchboard Operators so that they could assist with non-emergency calls. If the current request for two more operators is granted, the total number added since the opening of the Communication Centre will be 4.5 operators.

The Director of Finance is transmitting the request of the Police Board for the additional operators to Council for their consideration. If Council approves the request, it would seem unlikely that the Police Department would be able to hire the two additional civilian Communications Operators in 1979, but if they can, then the necessary funds would be provided from contingency reserve. The Police Department reports that the cost for 1980 on a full-year basis would be \$27,054."

The City Manager RECOMMENDS that Council:

- A. Approve the request from the Vancouver Police Board for two additional Communications Operators;
- B. Request that the Chief Constable analyze by the end of 1980 the workload of the Telephone Operators and report to the Finance and Administration Committee.

MANAGER'S REPORT, December 7, 1979 . . . . . (FINANCE: A7 - 4)

3. Audiologist for the School Health Service - Health Department

The Medical Health Officer reports as follows:

"In our report on the Recovery from the School Board dated November 6, 1979, the Health Department committed itself to the preparation of a "zero based" budget for School Health Services. Justification of the current scope and range of services and the possibility of additional services will be examined. However, the Health Department and the School Board have previously established the priority of an audiological service.

Thus, we propose to carry out our earlier intention to hire an audiologist, if possible before the end of 1979. During 1980 this employee will plan and implement a screening, assessment and follow-up audiological program for kindergarten and grade 1 students in the public school system. It will also be the task of the audiologist to assist in determining the type of equipment required for the audiological service.

Annual costs are as follows:

Salary	\$23,508.00
Fringe benefits	<u>2,939.00</u>
	\$26,447.00

The School Board has asked that position of audiologist be established in 1979 and from an administrative point of view it would be valuable to begin the organization of this service in December of 1979. The additional cost in 1979 would be minimal.

This position is subject to the review and classification of the Director of Personnel Services. A copy of this report has been sent to the V.M.R.E.I.J. for information.

The Director of Finance advises that this position will be taken into account in establishing the Health Department's staffing levels required to meet the 1980 Vancouver School Board health services.

The Medical Health Officer recommends that the position of audiologist be established effective December 17, 1979, at an annual cost of \$26,447.00."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

4. Pacific Centre Limited - Section 16 Agreements

The Director of Legal Services reports as follows:

"Under Section 16 of the agreement to lease dated July 9, 1968 and made between the City and the developers of Pacific Centre there is enumerated several matters which require special agreements relating to designing the garages, lease conditions, street closures, relocation of utilities, etc. As a result two special agreements dated August 12, 1969 and July 5, 1972 respectively were entered into between the parties.

I am advised by the City Engineer that Pacific Centre has now discharged its obligations under these special agreements and the company requests release from them and submits a form of release for execution by the City - the form is satisfactory to the Director of Legal Services.

It is recommended that authority be given to the Director of Legal Services to execute the release on behalf of the City and affix the seal thereto."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

MANAGER'S REPORT, December 7, 1979 . . . . (FINANCE: A7 - 5)

5. Replacement of the Telephone Exchange,  
Switchboard and Handsets in City Hall

The City Engineer reports as follows:

"Over the past few years many complaints have been received from both staff and the public about the telephone service in the City Hall. A large part of the difficulties are related to the existing telephone system which consists of an exchange, an operator switchboard and handsets. This equipment does not have the call handling capabilities required, and requires continuous maintenance due to frequent breakdowns. During the three-month strike by B.C. Telephone in 1977/78 the telephone service in City Hall was reduced considerably due to failures of relay switches, trunks and handsets. As a result the service provided cannot be maintained at the level found in other equivalent offices served by the B.C. Telephone system. In response to the City's request, the B.C. Telephone Company has carefully revised the City Hall telephone needs and has submitted a proposal which would eliminate the identified equipment problems and effect an improvement in level of service to the Public.

This report outlines the present telephone situation, the need for replacement, B.C. Telephone's proposal and recommends its acceptance.

Historical Background

The existing telephone exchange and switchboard were installed in 1936. Over succeeding years telephone handsets were updated and in 1970 the direct-in-dialing, direct-out-dialing feature was added but the basic exchange and switchboard remain of mid-1930 vintage. Replacement parts for the exchange are no longer manufactured and are available only by salvage when other similar obsolete equipment is replaced.

Need for Replacement

Three factors influence the decision to replace the system. Two of these, decreasing maintainability and limited capacity, indicate that the replacement should be done by the end of 1984, but the third, resolution of telephone problems, indicates that the most cost effective solution is to replace the system now. Details of each factor follow.

1. Maintenance

As noted above, replacement parts for the present exchange are obtainable only on a recovery basis. This means that although B.C. Telephone will provide service to the best of their ability, a prolonged outage of part or all of the exchange may occur if replacement parts are not immediately available and have to be sought from other telephone companies. The mechanical switches in the exchange require continuous maintenance because they stick in a position which causes the failure of telephone handsets. This failure is recognizable by lack of a dial tone or lack of ability to dial outside City Hall. In addition, while no figures are available, B.C. Telephone Company expects the monthly maintenance charges for the existing electro-mechanical exchange will increase at a faster rate than those for a new electronic exchange.

2. Capacity

The capacity of the exchange is 625 locals, of which on August 21, 1979, 560 were in use. The number of locals is increasing at an average rate of approximately eighteen per year. This is due primarily to the conversion of extensions to locals to cope with increased telephone usage and is not due to staff increases. Because of practices followed for many years, there is not a significant number of low-priority locals that can be seconded for additional needs. As a result, increased capacity is necessary to provide satisfactory telephone service for many years. Projecting the present growth rate of eighteen locals per year, all available locals will

Clause No. 5 cont'd:

be in use by the end of 1982. The telephone room in the City Hall base-  
ment has only sufficient space to accommodate the addition of equipment  
for forty locals which will extend the exchange's life to approximately  
the end of 1984. However, there is currently an eighteen-month delivery  
period for this equipment which must be recovered from existing instal-  
lations.

### 3. Problems Due to Equipment Limitations

A survey was conducted by letter of all departments within City Hall to determine the problems with the existing telephone system and to solicit suggestions for improvements. The survey information was forwarded to B.C. Telephone, who subsequently made a detailed study of both the Engineering and Permits and Licenses Departments, which formed the foundation of their recommendation.

Three major telephone problems were identified.

#### a) Unanswered Calls

Calls are frequently unanswered, resulting in complaints from the Public. Most telephones which are remote from the receptionist are provided with a switch which transfers calls to the receptionist if the staff member is to be away from his desk. If this switch is not activated, the receptionist has no indication of the call.

#### b) Limitations of Receptionists' Equipment

Receptionists' telephone equipment is unable to: 1) redirect calls without the assistance of the main switchboard operator, 2) monitor the status of telephones and, 3) intercept calls for a large staff due to the size limitations of the equipment. Many calls are lost when transferred, causing an inconvenience to the Public. The present equipment does not show when a line is busy, resulting in receptionists interrupting staff while they are on the telephone, causing delays and giving poor service. The limited capacity of the 'secretarial answering units', which are used by receptionists to intercept calls, restricts the number of locals that can be handled by a receptionist and requires more staff to be dedicated to telephone answering.

#### c) Delivery of Telephone Messages

The delivery of telephone messages is slow in offices geographically dispersed, such as the Engineering Department. To minimize staff and equipment, the answering function is centralized with messages being delivered by mail three times per day. Complaints are received when a second call is taken before the message of the first call is delivered and when messages are not delivered until the following day.

The foregoing problems can be basically resolved with the proposed new equipment. If the existing equipment is retained, then these problems could be solved only by significant staff reallocation or staff additions.

### B.C. Telephone Proposal

Government regulations require us to use B.C. Telephone equipment. B.C. Telephone has only one exchange for our size. However, the exchange offered will satisfy our requirements.

B.C. Telephone proposes to install a computer based, electronic exchange, which will continue to provide direct-in-dialing, direct-out-dialing and operator assistance. It also offers several beneficial features not available with the technology of the existing equipment; these will resolve the problems outlined above and provide substantial improvement to the level and proficiency of telephone service.

MANAGER'S REPORT, December 7, 1979 . . . . (FINANCE: A7 - 7)

Clause No. 5 cont'd:

The problems will be resolved as follows:

- a) To reduce unanswered calls the proposed system will automatically transfer a call to a receptionist after three rings.
- b) New receptionists' telephone equipment will operate like a switchboard enabling receptionists to transfer calls directly, to monitor the status of all telephones they answer, and to service a much larger staff group more effectively than is possible with the present equipment.
- c) To speed up message delivery, message waiting lights on telephones will indicate to staff returning to their offices that there is a message waiting.

While all equipment requirements can be satisfied with the proposed system, some departmental changes in telephone procedure and policy will be required to deal completely with certain difficulties.

Beneficial features previously unavailable include:

- conference calls - to interconnect up to six people from any telephone;
- "call forward-line busy" to switch a call placed to a busy local to the receptionist; and
- "call again", in which the telephone automatically redials a busy local once it is free.

The last two items are alternates, so that each will be applied in areas where it is most beneficial.

Staff Reductions

At present, three full-time telephone operators receive an average of 1,270 calls per day and transfer an average of 800 calls per day. With the proposed switchboard the total number of calls handled will decrease to approximately 1,300 per day because call transfers can be done directly from every telephone and because the "call forward-line busy" feature will reduce the number of second calls to the operators where the first call is placed to a busy local, followed by a second call to the operator in the hope of obtaining a connection. In addition, the processing of calls is faster with the proposed switchboard. These reductions in calls handled and call processing time indicate that the number of operators required can be reduced from three to two for a saving of \$1,100 per month. If the new exchange is purchased, an initial adjustment and familiarization period of approximately six months would be required before an actual call count could be taken to confirm the staff reduction.

Cost

The costs quoted below are estimates based upon 1979 rates and a projected design, and may change slightly when finalized.

There are basically two options for financing the exchange: either on a continuous rental or on a full payment. If rented, the installation charge is \$42,125.00 with a monthly charge of \$20,974.00. If paid for as a single payment, the installation charge is \$510,000 with a monthly charge of \$12,925.00. In the second option the single payment can be financed through B.C. Telephone over a 3, 5, 7 and 10 year period. As a comparison, the monthly charge for the present system is \$16,100.00. In either option the monthly charge is subject to tariff increases.

The Director of Finance has reviewed the payment options and recommends a single payment, as the financing costs for the rental and multi-year plans are not attractive to the City.

Initially, the monthly extra cost to the City can be calculated as follows:

Amortizing the \$510,000 investment (20 yrs., 12%)	\$ 5,690
Less savings in monthly rental	-3,175
Less savings in one operator	-1,100
	<hr/>
	\$ 1,425

## MANAGER'S REPORT, December 7, 1979 . . . . (FINANCE: A7 - 8)

Clause No. 5 cont'd:

This extra cost is equivalent to the addition of one staff member, but the new equipment is expected to produce far greater benefits in service.

In time, the rental savings and operator costs will increase, and the net extra cost to the City will disappear. Furthermore, the old exchange will eventually become completely unservicable.

The new equipment will be located in the same vicinity as the old and although details have not been finalized there appears to be sufficient funds to provide suitable accommodation.

Timetable

Due to the long delivery time for the exchange and the requirement that the new system be completely installed before it is placed in operation, there is approximately a one-year period between ordering the exchange and having it operational.

Summary

Maintenance and capacity limitations of the existing exchange indicate its replacement within five years. However, since the new telephone system will reduce staff and effectively resolve many existing telephone problems, it is desirable to replace it at the earliest moment. (A one-year lead time is required.)

A formal contract is required by B.C. Telephone Company for the installation of the new exchange.

The Director of Finance advises that there are no funds available in the 1979 Supplementary Capital Budget and, therefore, if Council approves the report in principle the funding could be confirmed from the 1980 Supplementary Capital Budget in early 1980 or, if it turns out that the City realizes a surplus on 1979 operations, the funds could be provided from that surplus in early 1980. If Council approves the project **at this time**, then in order to execute the contract with B.C. Telephone, interim financing can be provided from Revenue Surplus.

I recommend that:

- A. The replacement of the telephone system in 1980 be approved at a cost of \$510,000;
- B. The source of funds to be as noted by the Director of Finance above; and
- C. The Director of Legal Services be authorized to execute a formal contract with the B.C. Telephone Company for the replacement of the telephone exchange."

A copy of this report has been sent to the VMREU.

The City Manager comments as follows.

A well functioning and versatile telephone exchange is vital to the operations of City Hall and to our effective interaction with the Public.

Replacement of the existing 40-year old exchange is inevitable within the next few years, as the equipment becomes increasingly antiquated, subject to breakdowns, difficult to repair, and limited in capacity.

It is proposed to replace it in 1980, rather than await further degradation. This will improve considerably the telephone service to the Public and to staff.

There is a one-year lead time, so that a decision is required now if the transition is to occur late in 1980.

The effective additional cost to the City, \$1,400 per month, decreasing with time, should be viewed in the context of the total City Hall telephone bill of about \$18,000 per month."

Hence, the City Manager RECOMMENDS approval of recommendations A, B and C.

MANAGER'S REPORT, December 7, 1979 . . . (FINANCE: A7 - 9)

CONSIDERATION

6. Consultant's Acoustical Study of Council Chamber

The City Engineer reports as follows:

"Vancouver City Council at its meeting of July 10, 1979, approved the hiring of an acoustical consultant to design and cost out a sound system which would overcome the deficiencies of the existing one with respect to audibility of Council proceedings to attendant members of the public.

The report of the consultant, Barron and Associates, dated October 1979, recommends:

- 1) Replacement of the existing loudspeakers with six speakers recessed into the underbalcony ceiling and five speakers on the west side of the ceiling beam over the balcony rail.
  - 2) Addition of an equalizer.
  - \*3) Addition of an automatic microphone mixer/compressor.
  - \*4) Replacement of the microphone stands with longer stands incorporating mechanical shock isolation mounts.
  - 5) Replacement of the P.A. amplifier.
  - 6) Application of acoustical tile to selected portions of the main ceiling.
- \* As an alternative to items (3) and (4), Council may adopt:
- 7) Lapel microphones, with tie clips or neck cords, and electrical connection to the speaker's desk.

This option would cost \$1,000 less, be less obtrusive visually, and would also produce much better quality sound, both in the Chamber and in the media recording jacks. On the other hand, members of Council may regard these microphones as inconvenient.

Benefits realized will include:

- a) Higher sound level in the public seating areas.
- b) More natural-sounding speech, with less 'boominess' and reverberation.
- c) Consistent sound levels regardless of the distance of the talker from the microphone.
- d) Reduction in what would otherwise be a large amount of noise due to pickup of paper rustling and thumps from the Aldermen's microphone.
- e) Considerable improvement in the quality of sound recorded and broadcast by the media.
- f) Improved stability of the amplifier.
- g) Higher gain possible before audible feedback results.
- h) Possibility of relaying of the proceedings to other rooms (See items 8, 9, 10).

The consultant emphasizes that maximum benefit will be realized through implementation of all recommendations.

The cost of changes (1) through (6) is estimated at \$23,000, of which \$3,500 is needed to retain the consultant to produce a final design and tender documents.

If (7) is substituted for (3) and (4), the cost is estimated at \$22,000.

MANAGER'S REPORT, December 7, 1979 . . . (FINANCE: A7 - 10)

Clause No. 6 cont'd:

In addition to the above changes recommended by the consultant, addition of speakers to surrounding areas for handling overflow crowds is estimated as follows:

- |   |         |
|---|---------|
| 8) Addition of two speakers in the foyer          | \$5,000 |
| 9) Addition of two speakers in Committee Room #1  | 2,100   |
| 10) Addition of two speakers in Committee Room #3 | 2,100   |

The Director of Civic Buildings reports that the estimates noted above do not provide for cutting and patching or incidental alterations that may be necessary. Until the consultant finalizes drawings and specifications an accurate estimate cannot be made. However, as a guide to Council the cost of that work is estimated to range between \$5,000 and \$8,000.

The source of funds for any of the above expenditures would be Contingency Reserve."

The City Manager submits for Council's CONSIDERATION:

- A) Whether or not to proceed with a sound reinforcement system, as described above.
- B) If so, whether to adopt longer-stand microphones, as in items (3) and (4), or lapel microphones, as in item (7).
- C) Whether, in addition, Council wishes to authorize any of the extra speakers in items (8), (9) or (10).

FOR COUNCIL ACTION SEE PAGE(S) 633

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review -  
Lease of Portion of Lane South of the  
3500 Block West 40th Avenue

The Supervisor of Properties reports as follows:

"City Council, on September 27, 1977, approved the lease of a portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 to Canada Safeway Ltd. for a period of twenty years beginning June, 1977 with a rental review every 2½ years.

Negotiations have now been completed, and by letter dated October 30, 1979, Canada Safeway Ltd. have agreed to a rental increase from \$8,074 per annum to \$10,800 per annum, including an amount in lieu of taxes, effective December 1, 1979.

It is, therefore, recommended that the rental for that portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 be increased from \$8,074 per annum to \$10,800 per annum, effective December 1, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of Federal, Provincial and City Partnership Land -  
North Side of 400 Block Prior Street

The Supervisor of Properties reports as follows:

"Lot 31, Block 103, D.L. 196, Plan 196 was one of two badly dilapidated properties purchased for clearance and resale under the Strathcona Rehabilitation Project. Funding for this project was 25% by the City and the balance by the Senior Governments. The buildings on these sites were subsequently demolished and the vacant site offered to S.P.O.T.A. The association did not wish to undertake development on these sites and it was therefore determined advisable to place them on the market with the net proceeds to reimburse the partners in this project.

In response to the call for tenders on the two lots, an offer to purchase adjacent lot 30 was received and approved by Council on November 20, 1979 for \$28,500.00. An offer on Lot 31 has now been received from the purchaser of Lot 30 as follows:

Name	Legal	Size	Sale Price	Terms
Mr. J. Horvath	Lot 31, ex N.6 ft. Approx. Blk 103, D.L. 196 Plan 196	25' x 122'	\$27,000.00	City terms at 16% interest.

Subject to: a bulkhead agreement as lot is below lane level and above street level.

a registered easement agreement on westerly boundary, maximum of 0.6 feet wide.

MANAGER'S REPORT, DECEMBER 7, 1979 . . . . . (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

This offer is considered to represent fair market value and the Supervisor of Properties recommends it be accepted. The proceeds to be used to reimburse the Federal, Provincial and City partnership in accordance with the agreement. The Housing Manager for the Ministry of Lands, Parks and Housing has approved of this procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634

MANAGER'S REPORTDATE December 4, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Boundary Road Noise Abatement Measures

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager and City Engineer report as follows:

"INTRODUCTION"

On August 14, 1979 City Council approved the following three motions when dealing with a report on Boundary Road.

1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.
2. The City Engineer, in consultation with the Director of Planning and the Champlain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.
3. Further, noise abatement measures and a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back including source of funds.

These noise abatement measures be designed by the architects on retainer for the Champlain Heights Project and the landscape plan be prepared by the City Engineer in consultation with the Park Board, Director of Planning and Champlain Heights Project Manager'.

At that time, the Project Manager reported that preliminary estimates indicated that a satisfactory fence/berm/landscape treatment could be designed and constructed from 49th Avenue to Rumble Avenue within a total budget of \$100 000. This fence/berm/landscape treatment would further reduce noise levels from those recommended by the City's acoustical consultant when setbacks were established along this section of Boundary Road and would enhance the overall appearance of the area.

The purpose of this report is to report on the events which have taken place since that time and seek approval for the design and installation of noise abatement and landscaping features from 49th to Rumble.

It should be noted that South of Rumble Avenue, Boundary Road is in a cut section and landscaping compatible with a cut-bank is being prepared in consultation with the Park Board. Also, the developer immediately south of Rumble has undertaken to install a fence compatible with the City's proposed fence design.

With the exception of 500 feet adjacent to 49th Avenue the section north of 49th Avenue to Kingsway is not planned for construction in 1980 and roadway and landscaping details would be discussed with adjacent residents before being finalized. The DeCosmos Village Co-op which abuts the 500 foot section of Boundary Road being developed in 1980 will be consulted regarding the modification of the existing berm and any necessary landscaping treatment. Furthermore this area is not part of the current Champlain Heights 'E' and 'F' development and Champlain Heights funds cannot be used for improvements outside the area.

ACTIONS

Staff attended a public information meeting September 10th 1979 as requested by Council, and advised the residents regarding the general design and construction program for Boundary Road. At that same meeting, the Champlain Heights Co-ordinating Architect, Barry Downs, presented a concept plan for the noise abatement program between 49th Avenue and Rumble Street.

" Staff next met with the Champlain Heights Planning Advisory Committee on October 1st, to discuss the design in more detail. On November 20, a special meeting was held with members of the Champlain Heights Planning Advisory Committee and those residents whose properties directly abutted Boundary Road. About half of the 24 residents directly abutting Boundary Road were in attendance.

Following this meeting, the plans were revised in an effort to incorporate various comments. The revised plans and cost estimates were again discussed at the Champlain Heights Planning Advisory Committee meeting November 26th. On November 28th, the plans, cost estimates and details of the design were hand delivered to all residents of Frontenac Place and the Uplands requesting their comments. November 30th, a draft copy of this report was also circulated to the residents for review and consideration at the December 10th Champlain Heights Planning Advisory Committee meeting.

Every effort has been made to work together towards a consensus on the noise abatement measures and we believe a workable solution has been found. The design endeavours to achieve two objectives: firstly, it is designed to reduce further the noise levels generated from traffic along Boundary Road and secondly, it is designed to enhance the overall appearance of the area.

The approach taken was to combine a fence and berm along the property line. The finished height is 8 ft. - this is achieved in a number of ways (i.e. 8 ft. fence, 4 ft. fence on a 4 ft. berm, etc.). In addition to the fence/berm, the boulevard will be landscaped with additional trees. A crushed limestone or 'screenings' sidewalk will be developed in the boulevard. Agreements, where necessary, will be obtained prior to the construction of the berm/fence to allow the City to proceed and to ensure property owners have custody of the fence and would be responsible for ongoing maintenance.

Copies of the proposed abatement measures are available in the City Clerk's Office. Scale drawings will be available in Council when the report is presented.

We now require Council approval of the program and design. Following this decision, detailed designs will be prepared and tendered and the project will be included as a part of the 1980 Capital Budget for Champlain Heights.

The Director of Finance reports that if Council approves the recommendation contained in this report, then the project will be included in the 1980 Champlain Heights Capital Budget and the source of funds will be Champlain Heights lease revenues.

#### RECOMMENDATION

In view of the foregoing, the Project Manager and City Engineer recommend:

- A. THAT Council approve this program for the berm/fence and ancillary landscaping between 49th Avenue and Rumble Avenue as outlined on the plans prepared by Downs Archambault, subject to minor modifications in response to particular site circumstances (e.g. specimen trees etc.).
- B. THAT the cost of the noise abatement measures not exceed \$100 000 and that this item be included in the 1980 Champlain Heights Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager and City Engineer be approved. However, the Manager notes that a delegation has requested consideration of this item be deferred, and suggests that it be scheduled for an evening meeting in January.

MANAGER'S REPORT

C GSS

DATE December 5, 1979

TO: VANCOUVER CITY COUNCIL  
 SUBJECT: Advance of 1980 Funds for Completion of Boundary Road  
 CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The improvements to Boundary Road were reported in depth to City Council on August 14, 1979. The report detailed the background, the design details, the funding, including Provincial Revenue Sharing, and the noise control. The recommendations of the report included the proceeding with the construction to the designs already approved by both Vancouver and Burnaby Councils. The purpose of this report is to request authority to complete the remaining construction on Boundary Road.

The first phase has been completed which included the excavation of the easterly half of Boundary Road between Rumble and Marine Drive. The funding for this work was agreed upon between Vancouver and Burnaby. The Revenue Sharing was approved by the Provincial Government for 1979.

In order that the remaining work may be completed in 1980, advance approval for funding is required. If this advance approval is not given at this time, our schedules cannot be met and the works will be delayed a further year. Specifically, some of the items which need to be awarded for contract or completed by City forces include a high retaining wall on the Burnaby side below Marine Drive, the drainage system for Boundary Road, an overpass of Boundary Road at Marine Drive and the necessary cutting and filling operations. This work has to be completed before the paving season later in the year.

Given this sequence of construction schedules, advance approval is needed to avoid:

1. Delay of one year in completion of the construction works;
2. Increased congestion for traffic disrupted by construction;
3. Delays to the servicing of the S.E. Marine Drive/Marine Way industrial area;
4. Loss of some portion of the Provincial Revenue Sharing for 1980.

FUNDING

The comments of the Director of Finance regarding financing in the August 14 report are quoted as follows:

'The 1979/81 Five-Year Capital Program for Streets, as modified to early 1979, indicated a cost of \$1,500,000 for this work. Upon refinement of estimates and design, it now appears that the City's share of the cost will be \$1,650,000.'

The City Engineer proposes financing as follows:

Basic Capital Budgets	\$ 515,000
Property Endowment Fund - Champlain Heights for Local Improvements	335,000
Property Endowment Fund - General for Local Improvements	72,000
Provincial Revenue Sharing Approved	103,000
Provincial Revenue Sharing Not Yet Approved	<u>625,000*</u>
	<u>\$1,650,000</u>

\* The Revenue Sharing grants referred to above would not normally be approved until March of 1980.

Before the City Engineer commits the 1980-81 work that requires the \$625,000 of Provincial Revenue Sharing not yet approved, he will either have to have received Provincial approval or arrange other financing from either his basic Capital Budget or from the 1980 Supplementary Capital Budget.

The Property Endowment Fund shares of the cost are not yet approved, but are included in the front end financing for the Champlain Heights development and available in the Property Endowment Fund for the General. The Property Endowment Fund portions will need approval in the 1980 Champlain Heights Capital Budget and as a separate approval from Property Endowment Fund - General for the \$72,000.

Financing arrangements with Burnaby appear to be satisfactory.'

The Boundary Road project received Provincial Revenue Sharing funds in 1979 for both right-of-way and construction. Although the 1980 Revenue Sharing funds have not been allocated, Provincial staff have indicated that continued funding of Boundary Road is very likely in 1980.

The City Engineer and the Director of Finance state that interim financing for the Provincial Revenue Sharing grant can be provided out of 1977-81 Streets Basic Capital. These funds would be replaced from the 1980 Provincial Revenue Sharing funds when received.

It was previously reported to Council on a number of occasions that the construction costs would be shared 50/50 by both Vancouver and Burnaby. This cost sharing is consistent with the funding formulas for other improvements on Boundary Road. The agreement we have is that any Provincial Revenue sharing would reduce both Burnaby's and the City's shares equally.

#### RECOMMENDATIONS

The City Engineer recommends that:

- A. City Council approve the completion of the works on Boundary Road as outlined above, at an estimated City share of \$1,650,000, less Provincial Revenue Sharing grants.
- B. Council approve the interim financing of Boundary Road, utilizing 1977-81 Streets Capital, to be replaced by the 1980 Boundary Road Revenue Sharing grant.
- C. Council approve the cost sharing for the project on the same 50/50 basis as agreed upon by Burnaby and the City for portions constructed in 1979, and that the Revenue Sharing Grants be also shared 50/50.
- D. The City Engineer be authorized to arrange for the necessary work and report back on contract awards."

The City Manager notes that deferral of a report on Boundary Road landscaping and sound abatement is proposed. These two reports are not directly related, and for the timing reasons described, it would be desirable if this report on financing of basic construction on Boundary Road were not delayed.

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

D698

MANAGER'S REPORT

DATE December 4, 1979

TO: Vancouver City Council

SUBJECT: Metric Conversion of City Maps

CLASSIFICATION: RECOMMENDATION

The City Engineer and the Purchasing Agent report as follows:

"On March 20, 1979, Council approved the acquisition of a computer-assisted mapping system as part of the City's metric conversion program and directed the City Engineer to request funding from the Provincial Government and other map users to offset costs arising from this program. Such a system presents the City with a large savings opportunity, and is the best method for converting the City's maps to metric and generating improvements in map-related operations. Since then, a detailed evaluation of three competing mapping systems has been completed. Significant progress has also been made in cost sharing negotiations with the Province, which will be reported to Council in January.

This report recommends the most appropriate computer-assisted mapping system for Vancouver's needs.

SELECTION OF A COMPUTER-ASSISTED MAPPING SYSTEM

The Engineering Department issued a Request for Proposal (RFP) for a computer-assisted mapping system on June 29, 1979. All vendors were required to submit their proposals in two parts: a public section containing only aggregate prices, and a confidential section dealing with detailed, proprietary technical issues. Three companies submitted bids:

Intergraph Systems Inc.  
Synercom Technology Inc.  
California Computer Products of Canada Inc.

The public bids were summarized in the following table:

	Hardware (U.S. \$)	Software (U.S. \$)	Installation Services (U.S. \$)	Total (U.S. \$)	Maintenance (Can. \$) per month
Intergraph	\$451 688	\$ 26 100	Included	\$477 788	\$ 3 461
Synercom	\$420 017	\$ 25 880	\$ 10 149	\$456 046	\$ 3 491
CalComp	-----*	-----*	-----*	\$388 500	\$ 3 676

\*Component totals not stated in public bid.

None of the configurations proposed by these bids met the City's requirements. For comparison purposes, therefore, it was necessary to develop cost figures for a fully operational system using price lists supplied at the time of tender.

Regardless of the configuration, CalComp failed to qualify for two reasons:

- a) The CalComp system could not meet 50 of a total of 230 specifications. Of these 50 failures to meet specifications, at least 38 constituted significant deficiencies. The CalComp system is still undergoing considerable development, and therefore did not meet the City's need for a proven system.
- b) CalComp refused to comply with the conditions for benchmark testing as required by the City. Benchmark testing of each system constituted an essential part of the evaluation, as it allowed direct performance comparisons to be made between systems. CalComp's condition for performing the benchmark test was that a letter of intent to purchase be provided first. This suggestion was considered to be an unacceptable constraint on an evaluation based upon "best value" as it made a comparative evaluation between CalComp and its competitors impossible.

(continued....)

For these reasons, the CalComp bid was unacceptable and was not considered further in the evaluation. Both of the two remaining proposals from Intergraph and Synercom failed to meet the City's minimum requirements in two financial areas:

- a) Neither was able to acquire a Performance Bond;
- b) Neither proposed a satisfactory payment schedule.

Both companies were informed that we would be prepared to recommend that the Performance Bond requirement be waived, but that their proposed payment schedules could not be accepted. Both then agreed to accept a modified payment schedule without changing their bid price. It is our opinion that the interests of the City are being adequately protected under this new schedule:

- 50% of the contract price upon delivery of all equipment
- 35% of the contract price upon successful completion of on-site acceptance tests
- 15% according to the lien holdback statutes of British Columbia, and subject to performance reliability requirements.

To compare systems, the evaluation team studied both the written vendor proposals and the benchmark test results, rating both the current and expected future capabilities of each system against a framework of the City's requirements. In terms of both current and future capabilities, the Synercom system appeared slightly more suited to meeting Vancouver's needs (by approximately 4%), although both systems proved to be very capable in this regard.

When the bid price of systems configured to meet Vancouver's requirements for the next five years are tabulated (below), it is apparent that the Synercom system offers the lowest initial and monthly maintenance costs. A combined price/performance comparison clearly indicates that the Synercom system offers the best value to the City while meeting all of our basic requirements.

	<u>Synercom</u>	<u>Intergraph</u>
Purchase Price	\$508 325 (U.S. \$)	\$556 703 (U.S. \$)
Monthly Maintenance	\$ 3 839 (Can. \$)	\$ 4 209 (Can. \$)

The following items, which were bid by Synercom as options and which were included in the above price, are required to support all of the City's anticipated applications and ensure conformance to the City's requirements:

- 1 - 300 Mbyte Disk Drive
- 256k Semiconductor memory
- Alphanumeric applications terminal
- Acceptance test expenses
- 4 Audible Annunciators
- 2 Digitizer Annunciators

#### CAPITAL COSTS

The estimated costs of this system in Canadian dollars FOB Vancouver is \$624 000, including all taxes and duty.

The mapping system will be located on the 5th floor of City Hall. The estimated total cost for site preparation is \$60 000, including new electrical servicing, environmental control and office renovations. This cost was severely underestimated in the previous report to Council because the extent of the necessary electrical service upgrade was not then apparent, and because the anticipated location of the system in the existing plan vault would have minimized site renovation and environmental control costs. Subsequent discussions with the vendors revealed that the vault would be too small for this purpose. This renovation work must commence immediately to be completed prior to system delivery.

The total capital cost including acquisition of the system and site preparation, as explained above, is \$684 000 Canadian dollars. The funding currently available for this project is \$595 000 so that there is an additional amount of \$89 000 required.

(continued....)

The City Engineer and the Purchasing Agent recommend:

1. That City Council accept the proposal of Synercom Technology Incorporated for the supply, installation and maintenance of a computer-assisted mapping system, at a total cost of \$508 325 (U.S.) (estimated \$600 000 (Canadian) plus 4% Provincial Sales Tax, with approval of on-going maintenance charges of \$3 839 per month (commencing May 1, 1980), subject to a contract satisfactory to the Director of Legal Services;

2. That the requirement for a Performance Bond be waived."

"The City Engineer recommends:

3. That City Council approve appropriations of \$684 000 as follows:

Computer-Assisted Mapping System	\$624 000
Site Preparation	<u>60 000</u>
	<u>\$684 000</u>

4. That City Council approve the amount of \$89 000 in the 1980 Supplemental Capital Budget with interim financing to be provided from Revenue Surplus."

The City Manager notes that Council approved the proposal because it would:

- A. Generate significant savings;
- B. Substantially improve the City's capability in the mapping area;
- C. Provide an effective method of metrification of City maps.

Despite the increase in cost of \$89,000, largely due to the need for more extensive building renovations, the project is still clearly economical and provides the other benefits listed. The City Manager also notes that the negotiations with the Province have produced improved cost sharing over that previously reported.

Accordingly, the City Manager RECOMMENDS approval of the recommendations of the City Engineer and Purchasing Agent.

FOR COUNCIL ACTION SEE PAGE(S) 635

MANAGER'S REPORTDATE December 7, 1979

E

TO: Vancouver City Council  
SUBJECT: Access Roadway through Jericho Park  
CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"On December 7, 1979, C.J. Crowe, Director of General Properties and Utilities (Department of National Defence) notified the City by telex that the City has authority to enter upon the Jericho Park lands at its own risk and proceed with roadway construction upon the condition that the City indemnifies and save harmless the Crown Federal from all claims and demands arising out of entry upon the lands and construction of the roadway facility. The telex requests the City to forward a certified copy of a City Council resolution covering indemnification. There was further advice that arrangements are being made to obtain grant of letters patent to the lands to be used for road purposes.

Considerable time usually elapses before letters patent issue, therefore the Crown is granting this permission in advance to expedite matters.

It is recommended that a formal resolution be submitted this day covering the required indemnification of the Crown for approval."

The City Manager RECOMMENDS that Council approve the formal resolution which will be before it this day.

FOR COUNCIL ACTION SEE PAGE(S) 635

# DISTRIBUTED TUESDAY

MANAGER'S REPORT

F

702  
December 11th, 1979

TO: Vancouver City Council  
SUBJECT: HILDON HOTEL  
CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

Background:

On May 31st, 1979, the Community Services Committee was informed that the Acting Medical Health Officer could not re-issue an Interim Operating Permit which expired on May 31st, because of several deficiencies in the building, and consequently the City would require the hotel to be vacated on June 30th, 1979.

On July 10th, 1979, Council received an appeal from Mr. Morris, operator of the hotel, against the closure order, and resolved:

"THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel."

On September 11th, 1979, Council received a Manager's Report on the state of the building, with a recommendation to issue eviction notices by October 31st, 1979. Upon a request from the operator to respond to that report, Council deferred the matter one week.

On September 18th, 1979, Mr. Morris addressed Council, and Council moved that:

"The City Medical Health Officer proceed to take the necessary legal action to cause the building to be vacated. It is understood that the earliest date that such a notice could be made to expire is October 31st, 1979.

"The City Council instruct the Director of Permits & Licenses to use his discretionary powers to order a complete upgrading of this building, if in fact the building owner proposes to continue to use these premises for housing purposes."

On November 8th, 1979, the Community Services Committee was informed that the Operator's Lawyers have issued a writ to quash the City's closure order. The Committee submitted for Council's Consideration:

"That City Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour."

On November 20th, 1979, Council deferred consideration of this matter at the request of the Solicitor for the Hotel, in order to receive another report on infractions.

On November 27th, 1979, Council received that report and resolved:

"That Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour."

Recent Developments

The LCB has now informed the Director of Permits & Licenses that they would not suspend the beer parlour license on the basis of Mr. Morris not having a valid Lodging House Operator's Permit, but would consider doing so if the Hotel did not have a business license.

- 2 -

As the current business license expires on December 31st, 1979, there is little point in suspending this.

In the meantime, at the Operator's request, there have been further inspections to see if a new interim Operator's Permit could be issued. The Medical Health Officer is not willing to do this now, but reports that there has been progress and a new permit could be issued soon if this progress continues.

Recommendation

In view of this, I RECOMMEND:

- A. THAT Council instruct the Director of Permits & Licenses not to issue a new business license to the Hildon Hotel for 1980, until the Hotel has been able to get an Interim Operator's Permit from the Medical Health Officer.
- B. THAT if such a permit has not been obtained by January 2nd, 1980, the LCB be advised that the Hotel will not be receiving a new business license, and therefore the LCB be requested to suspend the liquor license for the beer parlour.

FOR COUNCIL ACTION SEE PAGE(S) 636

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON  
PLANNING AND DEVELOPMENT

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 29, 1979 at approximately 12:00 Noon.

PRESENT : Alderman Harcourt, Chairman  
Alderman Ford  
Alderman Kennedy

ALSO  
PRESENT : Alderman Gerard  
Alderman Little  
Alderman Marzari

CLERK TO THE  
COMMITTEE : M. L. Cross

INFORMATION1. Goals for Vancouver Program

Members of the Vancouver City Planning Commission were present:

Mr. P. Ross, Chairman  
Mr. J. Auersperg  
Mrs. J. Catliff  
Mr. C. Christopherson  
Mrs. M. Kitchen  
Mrs. M. Pigott  
Commissioner I. Bain

Also present were:

Mrs. H. Symonds, Executive Co-ordinator  
Mr. D. Janczewski and  
Dr. W. Davenport, Intercorp Marketing Limited

Mr. Ross outlined the process involved in the Goals Program.. The Commission was expanded to include 106 citizens picked as far as possible to be representative of the City. From this, approximately 160 issues arose as a statement of civic goals for Vancouver. A questionnaire was produced and handled two ways. One was a general distribution in pamphlet form throughout the City utilizing supermarkets, restaurants, libraries, community centres, shopping malls, organizations and volunteers. The second was a sample survey of resident attitudes undertaken by Intercorp Marketing Ltd. under the direction of Dr. W. Davenport.

The response to the general distribution of the questionnaire has been phenomenal. Over 4,000 have been completed and returned. Approximately 70% of the responses have contained personal views of the respondent on Vancouver's future.

Mr. Ross indicated there are a few areas where it is unclear what the citizens are expressing. It is intended to take these issues back to the public for clarification. Once these have been clarified the Commission will prepare a preliminary set of goals, hopefully by the end of January.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 29, 1979

(I-2)

Clause No. 1 cont'd:

The program is approximately one month behind schedule but this is basically because the response has been so good and more information than expected has been obtained. There were 4,000 questionnaires received and 4,000 essays to analyse.

Mr. Janczewski advised that the survey by Intercorp Marketing was carried out in the early summer months, in people's homes. Interviewers went door to door and received a very low rejection rate, less than 5%.

Dr. Davenport noted that 1,000 households were selected using a random sampling technique from 71 areas (census tracts) in Vancouver. There were both specific questions and two open-ended questions where the respondents were free to indicate what they felt to be the most important elements of the current character of Vancouver. Dr. Davenport indicated it was important to have both types of questions as it allows people to extend the answers they give to the closed questions. He noted that people were "too responsive". Interviews were to take 30-60 minutes but many took much longer. People indicated they liked being asked for input. As mentioned previously, the rejection rate was low.

Dr. Davenport provided a summary of the results to the various questions:

(a) indication of satisfaction with a list of various aspects of Vancouver:

Over 60% of Respondents Satisfied or Very satisfied	Over 45% of Respondents Dissatisfied or Very Dissatisfied
The overall quality of life	82.9%
The parks	82.3%
The cultural activity available	75.0%
Travelling to shopping places	74.5%
The current size of the City	61.7%
Condition of streets, sidewalks	61.5%
Travelling around for pleasure	60.9%
Recreation programs that exist	60.5%
	Travelling within the City to work
	52.9%
	The availability of jobs
	48.7%

(b) indication of how important certain objectives were for Vancouver's future:

Over 75% of Respondents Indicating the Objective Important or Very Important

Views of the mountains and water protected	95.7%
City with an attractive appearance	94.9%
Resident participation in government	94.2%
Assist elderly in efforts to reside in City	92.5%
Public transit available and serve all parts of City	91.8%
Fix up run-down areas of the City	91.4%
Farmland be preserved	89.8%
Consider the disadvantaged (handicapped, poor, etc.)	89.7%
Housing with a wide range of rents and costs	88.0%
Port and trade be strengthened	87.8%
Many new and different types of jobs	87.4%
Many different types of places to live	85.2%
Tourism be encouraged	84.5%
Historic and heritage buildings be protected	81.3%
Trees, flowers, landscaping in City	78.1%
A unique identity be supported	77.1%

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 29, 1979

Clause No. 1 cont'd:

Only one issue was strongly indicated as being unimportant to Vancouver's future--"more people live in Vancouver" (73%)

- (c) from a list of assumed acceptable objectives for the future, respondents were asked to select four:

	Responses
Clean the waters of the Fraser River, English Bay and harbour	717
Reduce heavy truck traffic in residential areas	564
Conserve energy resources	507
Promote efficiency in city government	490
Reduce the level of noise	437
Improve the air quality	424
Raise the level of personal health care	379
Increase personal and property security	373

- (d) evaluation of a number of civic programs:

Civic Program Rated Positively - 60% Indicating Good or Excellent	Civic Programs Rated Negatively - 50% Indicating Fair or Poor
Fire Protection	89.1%
Libraries	85.6%
Parks	83.1%
Cultural events	74.7%
Public health	74.4%
Recreation programs	74.0%
Police	72.6%
Street lighting	72.4%
	Water quality (at public beaches) 77.2%
	Responsiveness of city staff to citizens 66.4%
	Regulation of private business 65.8%
	Building regulations 62.5%
	City pound and animal control 57.6%

- (e) Respondents were asked if they would increase, decrease or maintain the budgets of these programs--generally the answer was to maintain the existing budget. Noticeable differences to this pattern were:

- (1) Decrease expenditures on the regulation of private business (61.7%)  
(2) Increase expenditure on water quality at public beaches (59.5%)

- (f) An open-ended question was asked "Are there any things that would cause you to consider moving from Vancouver?" For those who answered yes, the following reasons were voted in priority:

- (1) Job situation
- (2) Traffic congestion
- (3) If the City becomes too big
- (4) Cost of living
- (5) Cost of housing
- (6) Noise pollution
- (7) General pollution
- (8) Crime

- (g) Two important open-ended questions were asked during the survey. The respondents were free to indicate what they felt to be the most important elements of the current character of Vancouver:

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 29, 1979

(I-4)

Clause No. 1 cont'd:

"In your mind what are the three most important things about Vancouver that should not change?"

First ten responses	Frequency
The good parks	338
Natural environment and beauty	231
Greeneries, landscaping, and trees	152
Beaches and water activities	137
Protected views	119
Stanley Park	91
Cleanliness	75
Population size	60
Heritage and historic buildings	57
Cultural and ethnic mix	57

"If you were in a position to change or improve any aspects of Vancouver, what three things would you do?"

First ten responses	Frequency
Public transit, rapid transit, bus	445
Police efficiency, security, crime	190
Control pollution (air, noise, etc.)	90
Increase jobs	73
Beaches and water cleanliness	64
Improve blighted areas	62
Improve education system	50
Animal control	49
Condition of streets and sidewalks	48
Lower cost of housing)	
Ward system )	47

Mr. Janczewski noted that one of the most significant results is that the scientific sampling results parallel the results of the generally distributed pamphlet. Even on the open-ended questions, the top ten responses were identical.

Dr. Davenport and Mr. Janczewski answered specific concerns of the members of Council noting that some of their concerns would be clarified when the responses to the second phase are received. The Commission have defined 20 areas where there is ambiguity and will be asking specific questions relating to areas such as transportation, parks, jobs, etc. No costs are mentioned.

Some members of Council expressed the view that on questions such as transportation, even though the Goals Program will not answer the question of costs, when Council has to make decisions, it will be aware of what the public wants.

A member of the Committee was impressed by the number of essays received and felt an attempt should be made to get some of the people who wrote essays together.

Members of Council noted that it was important to obtain as much feedback as possible on the questions relating to racial mix in order to anticipate possible areas of tension. Dr. Davenport indicated that responses could be broken down into areas of the City in order to generalize some areas in terms of the population that are living there now. It was noted that most responses indicated it is important to have a racial mix but some were concerned how the various groups get along. More study should be done on this important concern.

A discussion on the inclusion of a question on the ward system ensued. Mr. Ross advised that the question of the ward system surfaced incidentally in the open-ended questions. The Planning Commission will not be dealing with that issue.

Mr. Janczewski noted that members of the City staff have been extremely supportive and helpful.

Mrs. Symonds advised that as a result of the questionnaires, what has happened is that there is an image of the City that people want to live in. Mr. Ross noted that the Goals Program is not dealing with specifics. What is important is to measure the level of satisfaction with the way a City works.

RESOLVED

THAT the verbal presentation of the Vancouver City Planning Commission be received.

\* \* \*

The meeting adjourned at approximately 1:30 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 636

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL  
ON  
PLANNING AND DEVELOPMENT

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, November 29, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Ford  
Alderman Kennedy

ABSENT : Alderman Boyce  
Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Monthly Status Reports

The Committee considered a memorandum dated November 27, 1979 (on file in the City Clerk's Office) from the Director of Planning forwarding the monthly status report on rezoning applications for the month of October 1979. Also forwarded was a proposed new format for reporting to the Committee on a monthly basis regarding the status of development control applications consolidating the reports presently undertaken for rezoning and development permit applications, including appeals to the Board of Variance, Subdivision and Strata Title applications. The proposed new format consists of four sections:

- concise overview of progress and any identifiable trends observed over several months
- brief description of significant applications received and other applications of likely interest to the Committee
- detailed summary statistics
- summary of current rezoning applications

Mr. R. Scobie expanded on some of the items contained in the section on rezoning applications and advised of forthcoming Public Hearings on December 6th and 11th, January 10th and 17th.

The amendment to the G.V.R.D. Official Regional Plan was discussed and the Committee requested direction as to how Council could proceed with the amendment to the Zoning and Development By-law with respect to the lands at the foot of Angus Drive. It was suggested that the Director of Legal Services report to the next Council meeting on alternatives.

Mr. A. Floyd reported on the following major development permit applications:

i) 855 West 8th Avenue D.P.A. #85757

"Construct apartment building containing 38 dwelling units."

Height - 3 storey  
Off-street parking - 40 spaces (underground, access from lane).

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 29, 1979

(II-2)

Clause No. 1 cont'd:

- ii) 825 West 8th Avenue D.P.A. #85758  
 "Construct apartment building containing 38 dwelling units."  
 Height - 3 storey  
 Off-street parking - 40 spaces (underground, access from lane).
- iii) Champlain Heights Enclave 1  
 "Construct 38 one-family dwellings."  
 (Alternative design for remainder of unbuilt houses on this site).  
 Height - 2 storey and cellar.
- iv) 1900 West Georgia Street D.P.A. #85516  
 Preliminary Development Permit Application.  
 "Construct 10 storey office/retail/residential development containing 110 dwelling units".  
 Parking - two levels of underground parking.  
 The Planning and Development Committee at its meeting of October 18, 1979 requested that an update of this application be presented when major Development Permit Applications were next reported.

With respect to (iv) the Committee felt that it would be useful to have a model of the development relating scale to Harbour Park and the buildings behind the development.

Mr. D. McDonald, Zoning Planner, requested that the Committee provide comments to the Planning Department on the format for reporting development control applications. Members of the Committee indicated that the format was useful in that all the major applications would be reported to the Committee at the same time.

#### RECOMMENDED

- A. THAT the monthly status report on development permit applications for the month of October 1979 be received.
- B. THAT the Director of Legal Services and the Director of Planning report to the next meeting of Council on the alternatives available to Council with respect to the three readings of the amending By-law for the lands at 75th Avenue and Angus Drive.

#### 2. Review of Vancouver's Development Permit Process

The Committee considered a report of the City Manager dated November 14, 1979 (on file in the City Clerk's Office) in which the Director of Planning reports on separate reviews of Vancouver's development permit process and makes recommendations for further improvements. The report notes that all reviews focus upon the discretionary development controls of the Central and Inner City areas rather than problems experienced with the more traditional zoning controls and processes of the outer areas.

The report provides detailed information on the following:

- (a) City Manager's Review
- (b) Zoning seminar sponsored by the Vancouver City Planning Commission

cont'd....

Clause No. 2 cont'd:

- (c) U.D.I./A.I.B.C. City Hall Liaison Committee
- (d) Vancouver City Planning Commission
- (e) the Development Permit Board and Advisory Panel

Mr. J. Coates, Central Area Planning, outlined the report noting that the basic Development Permit Board process and the flexible discretionary development controls are considered to be working well. Applicants and the interested public have a good opportunity to discuss applications. Few applications are referred to City Council.

The problems which have emerged from the new discretionary development control process relate primarily to the length of the period of uncertainty on development permit applications as experienced by both applicants and staff.

The report provides detailed analysis on the Development Permit Board including:

- a) procedure and staffing adjustments
- b) clarification of the process
- c) development controls
- d) other concerns
- e) solutions underway

The report contains the following summary conclusions:

"The basic Development Permit Board process and the flexible discretionary development controls brought into being since 1974 are considered to be worthwhile.

The Development Permit Board is, however, increasingly aware of the need to review and amplify many of the By-laws and Guidelines that it has to work with. From experience, it is clear to the Board and to staff that several of them need improvement and updating if they are to provide a continuing, satisfactory basis for directions to be given and judgments made.

Staff and applicants are aware that the process requires:

- clarification re allocation of staff resources;
- streamlining, especially the preliminary development permit application.

In addition to solutions already underway, implementation of the following 14 conclusions is considered necessary to resolve significant remaining problems. Improvements to the City's development permit approval process would result from proposed basic adjustments to organization and procedures in order to more effectively deal with the newer discretionary development controls. A main recommendation involves the centralization of responsibility for processing major applications into the hands of the individual 'Development Planners'. The benefits of such change cannot be objectively proven in advance. It is noted, however, that somewhat similar systems operate successfully in other cities, notably Calgary and Edmonton."

The 14 conclusions are:

1. Keep the basic development permit board process.  
Continue to operate with development controls which embody the exercise of discretion.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 29, 1979

(II-4)

Clause No. 2 cont'd:

2. Keep the Development Permit Board and Advisory Panel as is, in terms of size and composition.
3. Keep the existing public notification procedures and keep the Development Permit Board practice of meeting in public.
4. Extend Development Permit Board jurisdiction to the whole city for all major and all contentious applications.
5. Allocate senior staff resources to expedite the processing of major development permit applications so that the present heavy role of central area planners in that work can be phased out. This would include creation of a minimum of two 'development planner' positions.
6. A schedule of expected steps and dates for each development permit application be prepared and agreed at the first meeting between the development planner and applicant.
7. Limit preliminary applications to a presentation which describes the important elements.
8. Prepare and make readily available a development permit process guide clarifying the development process for applicants and staff.
9. Publish a review of Development Permit Board activity annually.
10. Institute periodic annual or bi-annual rebriefing courses.
11. Clarify and refine by-laws, policies and design guidelines.
12. Add a development permit application record system similar to existing computerized Permits & Licenses Department record systems.
13. Review the role and by-law of the Board of Variance.
14. Review the role and By-law of the Urban Design Panel.

Conclusions 4, 5, 13 and 14 require Council approval now. Conclusions 8, 10 and 12 will require Council approval for 1980 budget purposes. The Director of Planning and the Development Permit Board will proceed to implement the remainder unless instructed otherwise.

The City Manager recommended approval of the following recommendations of the Director of Planning:

- 1) That Council approve in principle the foregoing conclusions resulting from recent reviews of the City's development permit process.
- 2) That the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 in order to extend Development Permit Board jurisdiction as described in this report to the whole City, and that this application be sent directly to a public hearing.
- 3) That the Director of Planning consult with the City Manager in order to determine how the allocation of two Development Planners is to be achieved.

cont'd....

712

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 29, 1979

(II-5)

Clause No. 2 cont'd:

- 4) That the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Board of Variance.
- 5) That the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of Urban Design Panel.

Forming part of the Manager's Report is a detailed report dated June 6, 1979, prepared by the A.I.B.C. Housing Committee (on file in the City Clerk's Office) containing the following recommendations regarding changes to the Development Permit process:

1. There is a need to establish whether or not a project is feasible at an early stage in the design process, before large amounts of time and money have been expended on the development of detail.
2. The process of expediting a Development Permit Application should be consistent, predictable, and easily explained to those applicants who may not have experience with the process.
3. A reasonable time frame should be established for all steps in the process.
4. Communication should be increased among all parties concerned.

The A.I.B.C. also recommends that an appeal process be available at all stages.

Mr. B. Roelofsen and Mr. R. Romses were present to reinforce the views of the A.I.B.C.

A letter dated November 6th from the Vancouver City Planning Commission was considered by the Committee. The Commission's response was included in the City Manager's Report. Mrs. J. Catliff, Chairman of the Commission's sub-committee on this topic, was present. The Commission commented (on file) on the conclusions and specifically recommended that there should be one or more additional members from the public at large to the Development Permit Advisory Panel.

Also considered by the Committee was a letter dated November 22, 1979 from the Community Arts Council (on file) noting a concern with respect to the small amount of citizen input into the Development Permit Process.

The Committee also considered a letter dated November 20, 1979 from Mr. Zale Tanner, Cooper, Tanner and Associates (on file) recommending that the Zoning By-law be simplified and be made less discretionary with less uncertainty for the Consultant or that the Department be properly staffed. Mr. Tanner noted that most of his questions had been answered in the debate. He commented that when applications are made, the applicant should be supplied with a list stating which codes, by-laws, design guidelines, etc. apply at that particular time. He also noted that many applications appear to get bogged down at the Urban Design Panel stage. The Chairman advised that this would be taken care of in the review of the Urban Design Panel.

Members of the Committee were prepared to accept the recommendations of the Director of Planning. One member expressed the view that there should be further study of discretionary powers, height limitations, view control and appeal processes.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 29, 1979

(II-6)

Clause No. 2 cont'd:

RECOMMENDED

- A. THAT Council approve in principle the fourteen conclusions contained in the City Manager's Report dated November 14, 1979, resulting from recent reviews of the City's development permit process.
  - B. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 in order to extend Development Permit Board jurisdiction as described in the report to the whole City, and that this application be sent directly to a public hearing.
  - C. THAT the Director of Planning consult with the City Manager in order to determine how the allocation of two Development Permit Planners is to be achieved.
  - D. THAT the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Board of Variance.
  - E. THAT the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Urban Design Panel.
  - F. THAT further study be carried out with respect to discretionary powers, height limitations, view control and the appeal process at all stages recommended by the Architectural Institute of British Columbia.
3. Proposed Redevelopment of the Casa Mia Property on S.W. Marine Drive

The Committee considered a letter dated October 17, 1979 (on file) from the Director of Planning in reply to a letter dated October 1, 1979 from Clasky-Vogl Environments with respect to possible redevelopment of the property to provide for an "executive exercise park". The Director of Planning advised that it would be premature to support a dramatic change to the established residential character of the area, however, if the applicants wished, they could submit a formal rezoning application.

The Chairman advised that he had agreed that this matter be placed on the agenda in order that the applicants could present their proposal to the Committee and obtain preliminary feedback.

Mr. R. Clasky presented a series of slides indicating the exterior and interior of the principal building on the site. Casa Mia, as well as the land sloping down to the Fraser River, which they hoped to develop into an executive exercise park for members. They have contacted some of the surrounding neighbours and have met with a favourable response.

Members of the Committee noted that this would have an enormous impact on the whole community. Staff did not favour the development because of the precedent it would set. The Committee advised Mr. Clasky that their reaction to the proposal was negative.

RECOMMENDED

THAT the presentation of Mr. R. Clasky, Clasky-Vogl Environments, be received.

\* \* \* \*

The meeting adjourned at approximately 3:30 p.m.

\* \* \* \*

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

III

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 29, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Gerard  
 Alderman Little  
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Gay Alliance Toward Equality (G.A.T.E.) -  
Appeal of Ruling by Director of Permits & Licenses

The Committee had before it for consideration a Manager's report dated November 20, 1979, in the which the Director of Permits & Licenses reported, in part, as follows:

"The Gay Alliance Toward Equality (G.A.T.E.) is appealing my decision not to take any further action regarding its complaint concerning an incident which took place in the Denman Inn Lounge on September 15, 1979. I held a hearing in my office on October 30, 1979, which was attended by Mr. Van Ommen, The General Manager of the Denman Inn, Mr. Joyce, complainant, and Mr. Ludwar of G.A.T.E.

The complaint from Mr. Joyce is that he was told to leave the premises on the basis of sexual orientation. Mr. Joyce advised that he is a homosexual and that he and a male friend were displaying some affection towards each other by placing their hands on each others shoulders and by kissing. Mr. Van Ommen advises that he would not permit this type of conduct from heterosexuals either but does admit that the manner in which Mr. Joyce was told to leave was not ideal."

The Director of Permits & Licenses went on to say in the report it is his opinion the incident involved a violation of behaviour standards and added the Human Rights Branch would not accept the complaint or conduct an investigation. The report concluded with a recommendation that the Gay Alliance be informed the City does not interfere with standards of behaviour which are reasonably set by the management of a business premises and therefore Council should dismiss the appeal.

Appearing before the Committee on this matter were the Director of Permits & Licenses; Mr. Van Ommen, general Manager of the Denman Inn and the complainant, Mr. Rob Joyce, and a representative of the Gay Alliance.

Continued . . .

Clause No. 1 Continued

Mr. Joyce advised the Committee the activity he and his partner engaged in at the Denman Inn on September 15, 1979 was the mildest, simplest form of affection, that heterosexual patrons were engaged in similar activity and the atmosphere in the restaurant was conducive to shows of affection.

Mr. Joyce claimed he and his partner were subjected to discrimination on the basis of sexual orientation and, questioned by the Committee Chairman, said he and his partner "may have kissed".

Mr. Joyce said that he and his partner were subjected to ten minutes of verbal abuse by the manager of the restaurant in the Denman Inn, that Mr. Van Ommen has admitted the manner they were asked to leave was less than ideal, and he asked the Committee to recommend that Council revoke the license of Humphrey's Restaurant or reprimand Denman Place Inn.

The Chairman indicated there are two basic issues: can a business establishment such as a restaurant set standards of behaviour for its patrons and if that standard of behaviour is not acceptable, can the management then ask patrons to leave?

During discussion the Committee clearly indicated that it feels management can and should set standards of behaviour and that if these standards are not met, patrons can be asked to leave but discretion should be exercised by the management in asking such patrons to leave.

Mr. Van Ommen indicated that Mr. Joyce and his partner were not behaving in a manner acceptable to Denman Place Inn and admitted the manner in which they were asked to leave was inappropriate.

The Committee concluded there were no grounds for any show cause procedure, and following discussion, it was

**RECOMMENDED**

THAT the Gay Alliance Toward Equality be informed that the City does not interfere with standards of behaviour which are reasonably set by the management of a business premises and that Council therefore dismiss the appeal of the Gay Alliance.

2. Hearing Services for Senior Citizens in Vancouver

The Committee had before it for consideration a Manager's report dated November 23, 1979 which was prepared in response to a letter dated October 24, 1979 from The 411 Seniors' Centre Society which expressed concern over the provision of Provincial government help to Vancouver senior citizens in obtaining hearing aids.

In the Manager's report the Medical Health Officer pointed out certain shortcomings in the suggestions of The 411 Seniors' Centre Society for a "pay-a-share" formula which would enable a senior citizen to purchase an aid from a licensed dealer. The report concluded with a recommendation from the Medical Health Officer that Council make representation to the Provincial Government for funds for the delivery of comprehensive program for the hearing needs of Vancouver citizens to be operated by the Vancouver Health Department.

Clause No. 2 Continued

Appearing before the Committee on this matter were Dr. H. McLean and Ms. P. Towler of the City Health Department and Mr. Chuck Bayley, Chairman of The 411 Seniors' Centre Society.

During discussion Mr. Bayley advised there is a need for financial assistance for senior citizens in acquiring hearing aids and that the Manager's report does not provide for such help. He suggested a formula for financial assistance should be established under which the most needy are provided with higher subsidies than those who are less needy.

Dr. McLean advised the Committee there are discussions of cost-sharing for health programs ongoing between the City of Vancouver and the Province but he doubted the government would be interested in providing subsidies which would become part of the profit of private dealers.

Following further discussion, it was

RECOMMENDED

THAT Council make further representation to the Provincial Government for funds for the delivery of a comprehensive program for the hearing needs of Vancouver citizens to be operated by the Vancouver Health Department.

CONSIDERATION AND RECOMMENDATION

3. Day Care Centre - 5712 Wiltshire Street

The Committee had before it for consideration a Manager's report dated November 27, 1979, in which the Director of Planning provided background information in connection with an appeal by Ms. Iolanda Szilagyi.

Ms. Szilagyi proposes to operate a day care centre at 5712 Wiltshire Street, a conditional use, and was refused a development permit by the Director of Planning.

In the Manager's report the Director of Planning explained twelve neighbouring property owners were notified of the Development Permit Application; one letter was received stating no objection and one letter and a petition containing fifty-one signatures from fifty household were received stating objections to the proposed development. The report went on to list the objections of the neighbours.

The report also advised that Ms. Szilagyi has appealed the decision of the Director of Planning to the Board of Variance which, at the applicant's request, laid over the appeal at its meeting on November 21, 1979 and that the Board directed neighbouring property owners be notified the Board will hear the matter on Wednesday, December 5, 1979.

Appearing before the Committee on this matter were Mr. A. Floyd of the Development Permit Section of the Planning Department and the appellant, Ms. Szilagyi.

Asked by the Committee why she filed an appeal with the Board of Variance, Ms. Szilagyi replied the notification from the Director of Planning that her application had been turned down specified clearly she had only fifteen days in which to appeal and therefore she filed an appeal right away.

Clause No. 3 Continued

During consideration of the matter the Committee enquired about the location of the fifty households objecting to the day care use and was shown a map by Mr. Floyd indicating the location of the objectors.

Ms. Szilagyi spoke about her proposed day care centre, advising that it will be for twenty-four children, that it will be more than merely custodial care and that well-qualified personnel will operate the centre. She claimed neighbours will not suffer, that the day care centre will not diminish property values.

It was also noted during discussion there are day care centres at 33rd and Granville and one at 41st and Oak and only one vacancy exists. Ms. Szilagyi said she has twenty children enrolled for her proposed centre - they are not from the immediate area but come from throughout the City. Asked whether she has considered any other location for a day care centre, she replied she cannot afford rent on another building and the home she owns at 5712 Wiltshire is suitable for day care.

The Committee noted that under the City Charter the Director of Planning has clear authority over conditional uses and that any appeal must be handled by the Board of Variance, but was advised by Mr. Floyd the Committee can express its views.

The Committee felt Council may wish to rule on the matter and it is therefore

submitted for Council's CONSIDERATION whether it wishes to hear both sides of the matter of a day care centre being located at 5712 Wiltshire Street;

If Council so wishes, it is

**RECOMMENDED**

THAT Council request the Board of Variance to defer consideration on the matter of 5712 Wiltshire Street until January 1980.

The meeting adjourned at approximately 3:15 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 636

PART REPORT TO COUNCIL  
 STANDING COMMITTEE OF COUNCIL  
 ON  
TRANSPORTATION

IV

November 29, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 29, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman H. Boyce
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Request for Pedestrian Overpass  
3300 Block Wall Street

On June 14, 1979, Mrs. F. Crossman made representation to the Committee on behalf of a number of citizens groups requesting a pedestrian overpass to New Brighton Park. The Committee recommended the following action which was subsequently approved by Council:

"That the City Engineer be instructed to report back on costs of constructing an overpass on Wall Street connecting with the southeast entrance of New Brighton Park, or other measures which may be necessary; such report to be submitted to permit inclusion of the project in the Supplementary Capital Budget and completion of the overpass before the summer of 1980."

In a Manager's Report dated November 19, 1979 (on file), the City Engineer reviewed pedestrian crossing conditions at the entrance to New Brighton Park, and concluded that heavy traffic volumes in the area adjacent to the Second Narrows Bridge presented particular difficulty for pedestrians attempting to cross Wall Street at this location and a pedestrian overpass was needed.

The report noted planning for the freeway connection in the Cassiar corridor was proceeding and there was some potential for changes in the roadway grades on either side of the corridor and therefore the overpass design should be compatible with the new proposed roadway. Estimated cost of the overpass would be approximately \$250,000.

Mrs. Crossman thanked the Committee for its efforts on behalf of the residents in the area. She stated the overpass was badly needed and it was hoped installation would not be delayed because of the Cassiar corridor project. Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised it did not appear that the connection would have much impact on the pedestrian overpass to New Brighton Park.

Clause 1 continued

RECOMMENDED

- A. THAT the concept and principles pertaining to a pedestrian overpass in the 3300 Block Wall Street be approved in principle, subject to a final design which would take into account the details of the design of the connecting roadway in the Cassiar corridor.
- B. THAT the project cost estimated at \$250,000 be submitted for consideration during the review of the 1980 Supplementary Capital Budget.

2. Revenue Sharing Act: Arterial Street Improvements

The Committee had for consideration a Manager's Report dated November 22, 1979 (on file), in which the City Engineer presented the following list of potential eligible projects for the 1980 Provincial Revenue Sharing Program:

1. Marine Way/Marine Drive: Kerr to Boundary (construction)
2. Boundary Road: Imperial to Marine Way (1980 construction)
3. Cordova Extension: Granville to Howe (construction)
4. 22nd Avenue: Nanaimo to Renfrew (construction)
5. Clark-Knight Diversion: (safety improvements)
6. Slocan at 29th: (safety improvements)
7. North West Point Grey Access Road: 4th Diversion to 250' west of Blanca (construction)
8. Pedestrian Overpass: Wall Street at Windermere
9. Access Roads for Pier B-C Trade/Convention Centre: (design and preparatory work)
10. Taylor/Smithe Connector: (property acquisition and construction)
11. 41st & Granville: 4 left-turn bays (property acquisition)
12. Tyne: Kingsway to 49th (property acquisition)
13. Tyne: Kingsway to 49th (construction)
14. Boundary Road: 29th Avenue to Vanness (property acquisition)
15. Kingsway: left-turn bays at Knight Street
16. Granville & 70th: by-pass (property acquisition)
17. Fir Street: 3rd Avenue to 4th Avenue (property acquisition)
18. Cambie at Broadway and 12th: left-turn bays (property acquisition)
19. 12th: Lakewood to Clark (construction)
20. Widening at Cambie Street Bridge at 2nd Avenue

Clause 2 continued

The Committee was advised preliminary estimates for this program totalled \$11 million and it was noted that not all portions of the projects were eligible for the 50% Provincial participation. Preliminary estimates indicated that approximately 90% of the projects would be eligible, providing a maximum potential provincial contribution of approximately \$5 million. It was further noted not all of the projects have been fully approved by Council and as a result, flexibility should be maintained in order to delete certain applications if local project approvals were not received.

Alderman Harcourt advised while he was in general agreement with the majority of the projects proposed, he was opposed to items 2 and 14 (Boundary Road: Imperial to Marine Way, and Boundary Road: 29th Avenue to Vanness). These two projects, he felt, basically provided a link for the Annacis Island crossing, which he could not support.

**RECOMMENDED**

A. THAT the projects listed in the Manager's Report dated November 22, 1979, be submitted to the Province for funding consideration as part of the 1980/81 Revenue Sharing Act - Roadway Improvements.

(Alderman Harcourt opposed to projects No. 2 and 14)

B. THAT projects be removed from consideration as part of this year's program if Council approvals for individual projects are not received.

3. Status of Shaughnessy Hospital Development and Traffic and Parking Matters in the Immediate Area

In a Manager's Report dated November 21, 1979 (on file), the City Engineer and Director of Planning reported on the status of the Shaughnessy Hospital expansion project with particular reference to traffic and parking problems. The report was requested by Council Members at the Council meeting of July 10, 1979.

Mr. M. Pedneault, Planning Department, and Mr. I. Adam, Traffic Department, reviewed the sections of the report dealing with their respective disciplines. Mr. Pedneault summarized on-site development to date, and noted that completion of the new Children's/Grace Hospital was expected by the end of 1980 with a further six months for completion of occupancy.

Mr. Adam reported many of the initial fears relating to traffic and parking problems expressed by residents in the area have been resolved by the conditions imposed by the City in the terms of the Development Permit. The Hospital now planned a ring-road around the hospital within the boundaries of the site, which should drain circulation away from surrounding streets. Fourteen hundred parking spaces would be provided and it was felt this number would be adequate for hospital needs for the next few years. The issue still to be resolved related to the parking fees to be charged. The City's position was that if the fee was too high or the spaces were too difficult or unpleasant to use, some drivers may choose to park on-street. Bering and fencing around the site would reduce the potential for spill-over onto the neighbouring residential streets. The channelization at Oak and Devonshire should exclude any non-local traffic and it was proposed to continue monitoring traffic and parking around the hospital to determine the need for further measures on local streets.

Clause 3 continued

Mr. H. Gordon-Cooper addressed the Committee and presented a brief (on file) on behalf of the Citizens' Committee on Traffic and Parking re Shaughnessy Hospital. The brief complimented the Planning and Traffic Departments on their helpful and courteous approach to citizens' concerns and cited specific areas that remained unresolved, namely, increased use of the 32nd Avenue turn-off and evidence of additional on-street parking by Shaughnessy Hospital and Red Cross personnel on 32nd and 35th Avenues. The Citizens Committee recommended that the new Shaughnessy Hospital provide free parking for employees because the income derived from these fees would be at the expense of local citizens likely to lose the use of their residential streets.

Mr. Gordon-Cooper stated traffic and parking was still a hot issue in the Shaughnessy area and he felt the public information meeting which had been suggested by the Engineering Department would not be beneficial until the Hospital project was further advanced.

RECOMMENDED

- A. THAT the appropriate hospital officials be requested to work out a comprehensive parking policy for Shaughnessy Hospital and adjacent areas in consultation with the City Engineer and Director of Planning; as required by the Development Permit Board and that a public information meeting be held in the community to discuss these policies.
- B. THAT the City Engineer be requested to monitor the parking and traffic conditions as outlined in the Manager's Report dated November 21, 1979, and also report back to the Transportation and Planning and Development Committees within six (6) months of full occupancy of the expanded hospital.
- C. THAT City staff investigate the specific concerns referred to in the brief of the Citizens' Committee for report back to the Transportation Committee.

\* \* \* \* \*

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 637

# DISTRIBUTED MONDAY

722

## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 6, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, December 6, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Kennedy  
Alderman Puil

CLERK : M. L. Cross

#### RECOMMENDATIONS

##### 1. The North Foot of Hornby Street

The Committee considered an information report of the City Manager dated November 29, 1979 (on file in the City Clerk's Office) summarizing the meetings and negotiations held in 1979 regarding the property at the north foot of Hornby Street. On October 30, 1979 Council referred a motion recommending that City staff negotiate with the owner to try and effect an exchange of this property with City-owned land or recommend other means to preserve the view from Hornby Street. The Vancouver City Planning Commission supported this motion.

The report notes that the property has a 100 foot frontage on West Hastings Street and an average depth of 236 feet. The area of the property is approximately 23,600 sq. ft. and under the provisions of the DD Zoning District a building of approximately 165,000 sq. ft. could be constructed (F.S.R. 7.00). The height limit for the site in the Zoning Schedule is 300 ft., although this could be relaxed to 450 ft. under special circumstances. Hornby Street is 66 ft. wide, and the property in question is not centered on the centre line of Hornby Street. To the east is the Metropolitan Building which contains the Terminal City Club. To the west is the Vancouver Club. Both of these two buildings present somewhat blank and unattractive facades to the vacant property that is now used for parking.

On January 9, 1979 Council resolved:

"That Council appoint a Committee consisting of the City Manager, the Director of Planning, the City Engineer and the Chairman of the Planning and Development Committee to explore with Dominion Construction various alternatives to having a building on the site at the north end of Hornby Street."

At a meeting in February 6, 1979, four options were identified as follows:

- a) Outright purchase of the property by the City.
- b) A thin development on the site preserving as much of the view as possible.

cont'd....

Clause No. 1 cont'd:

- c) Consolidation of the site with the adjoining Vancouver Club property thereby permitting a development (to the full permitted density for the total site) generally towards the western side of the property. This would entail a redevelopment of the Vancouver Club. It was noted that the Vancouver Club is a Heritage building. However, it becomes a question of priorities as to whether the preservation of this view is more, or less important, than the preservation of the Club building.
- d) The opportunity for a transfer of all or some of the permitted floor area to another site. The Canadian Imperial Bank of Commerce property on Block 20 was identified as a remote possibility.

By letter dated May 31, 1979, Mr. Gary S. Grais of Dominion Construction, informed the City Manager that the Vancouver Club members were not interested in redevelopment.

On June 20, 1979 there was a general discussion on alternative development forms and on opportunities for the transfer of development rights. It was noted at that meeting that the Cordova Street extension would be going through within a year and a half.

In the plans associated with the first concept for the Trade and Convention Centre prepared by the Provincial Government it was assumed that the Hornby Street end property would not be developed and the pedestrian (and possibly vehicular) access would be provided. While this concept is a desirable objective both for access and the preservation of view, there was no negotiated basis for the assumption.

On October 26, 1979 at a meeting involving many of the parties to potential developments of the Central Waterfront and Pier B-C, Mr. Frank Musson, Architect, representing Dominion Construction noted that the development of the site is essentially in abeyance, until such time as the Cordova Street extension to Burrard Street has been constructed.

Mr. Grais confirmed by telephone on November 22nd, that there were no immediate plans for the development of the property. He noted that Dominion Construction's preference was to proceed with a development at some time, preferably following construction of the Cordova Street extension, and in association with other waterfront developments such as the proposed Trade and Convention Centre.

Two significant objectives which will need to be considered when and if a proposal for development, at the foot of Hornby Street, is brought forward are:

- a) To preserve the long view down Hornby Street to the water and the mountains. In this context it should be noted that Cruise Ships tied up at Pier B-C can be seen down Hornby Street.
- b) To ensure access for pedestrians (and possibly vehicles) to the waterfront and the development on Marathon lands and Pier B-C.

Any development on the property will affect the view, possibly to the extent of blocking it altogether. Pedestrian access appears to be entirely achievable to the extent that this would be both compatible with and a desirable feature in any development. The only viable option to ensure the preservation of all the view appears to be the purchase of the property by the City. Transfer of development rights has not been pursued at this time. In preliminary discussions, Dominion Construction representatives have indicated there is no suitable City-owned property available in the area.

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-3)

Clause No. 1 cont'd:

Mr. Grais advised that the property at the north foot of Hornby Street was an available site and ultimately Dominion Construction will want to develop there. They are asking guidance as to what would be permitted there.

A member of the Committee noted that if anything is developed on that site the public will be outraged and inquired how it became private property rather than a street-end and if there were any covenants on it.

Another Committee member advised that the property is privately owned and unencumbered. There are guidelines for development and the developer should be able to develop. Dominion Construction has indicated a willingness to come up with an acceptable design and not completely destroy the view down that street. The City cannot afford to buy that property.

The Chairman advised that if Council feels this is a significant issue and wishes the Planning Department to do a greater in depth study this should be reviewed when the Department's 1980 work program is considered.

RECOMMENDED

THAT the report of the City Manager dated November 29, 1979 be received.

2. Removal of Non-Conforming Billboards and Roof Signs

The Committee considered a report of the City Manager dated September 20, 1979 (on file in the City Clerk's Office) in which the Directors of Planning and Permits and Licenses report on revisions to the Sign By-law.

The report notes that on May 1, 1979 Council deferred consideration of a Manager's Report dated April 10, 1979 to permit officials to report on the revisions of the Sign By-law as it relates to billboards. The April 10 report recommended that owners of the remaining bridge approach signs and the owners of buildings which have roof top signs in commercial areas which were not dismantled on a voluntary basis will be notified to remove the signs.

The present report contains the history of Council's efforts to limit inappropriate signs.

Mr. D. McDonald, Zoning Planner, advised that immediately following the May 1, 1979 resolution of Council he was given a conducted tour of the City to view non-conforming billboards by the Vice President of Seaboard Advertising Company, the principal billboard company in the City, resulting in:

- a) An agreement by the Zoning Planner to review the full list of non-conforming signs presented by the Director of Permits and Licenses, and
- b) A mutual agreement of the Zoning Planner and Seaboard to consider and suggest appropriate alternative location and design criteria for the signage slated for removal.

A comprehensive field survey of non-conforming signs revealed the following:

cont'd....

Clause No. 2 cont'd:

- (a) All but a few signs included in the list still remain despite the voluntary removal program, the pace of which has reduced to a negligible rate over the past year or so.
- (b) Changes in the Zoning District Plan in recent years, together with the new Sign By-law, have resulted in the addition of many non-conforming roof signs and billboards in close proximity to those on the list which was derived from an earlier districting pattern.
- (c) Many non-conforming, as well as some conforming, projecting signs and free-standing signs, as well as non-conforming painted wall signs, in the same designated areas ((a) and (b) above), were considered to be at least as offensive as the listed roof signs, billboards and spectaculars.
- (d) Many non-conforming, as well as some conforming, signs in all categories noted above which are located in other zones than "C" districts or bridge and freeway approaches (Schedule 'G' of the Sign By-law), were considered to be at least as offensive as the listed roof signs and billboards.
- (e) A number of ground-oriented billboards in bridge zones (Schedule 'G') located under bridge decks or beyond bridge ends were considered not to be particularly offensive, especially when otherwise permitted in that zoning district; when covering or dressing up a poorly maintained or drab, blank wall; when not projecting above or beyond a building facade; when not silhouetted against the sky or a view panorama; and when not conspicuous from a bridge deck or ramps.
- (f) The By-law has been quite effective over the years as a basis for causing the removal of many signs which were widely considered to be aesthetically unacceptable on the basis of location, spacing, height, size, illumination, design, copy, and particularly, scenic view obstruction.
- (g) A relatively few conspicuous, view-obstructing, roof-mounted billboards and spectaculars continue to stand, presumably as a result of recurrent appeals for time extensions, special case exceptions, or lack of vigorous enforcement action.

The principal issues and challenges raised by the foregoing observations are as follows:

- (A) The relatively successful program of voluntary removal of offending roof signs, billboards and spectaculars of recent years must be pursued to a conclusion at an early date in order to achieve the full benefit of the program, as well as to honour the principles of consistency and equity in respect of those sign or building owners who have already complied. Commencement of an immediate program of mandatory removal, involving Court action if necessary, now appears to be the only option left to ensure compliance within a reasonable period of time in respect of those signs which have long been slated for removal.
- (B) The deadline of October 8, 1979, brings all appeals for time extensions, amortization periods, special cases and outstanding enforcement matters to a common point in time. It also presents the opportunity for an expanded program of voluntary and enforced removal of all non-conforming signs under the By-law, thereby ensuring a much more consistent and equitable approach to sign control in the City.

cont'd....

Clause No. 2 cont'd:

- (C) Any review of the Sign By-law should be prefaced with a properly conducted inventory of all non-conforming signs in the City, a simultaneous comparative study of conforming signs with a similar visual impact as the non-conforming signs, and an evaluation of the aesthetic effect of the sign removal program to date and as may be extended. Concurrently, the encouragement of innovative ideas involving more diversified and expressive sign forms within the context of recognized urban design principles should be pursued with the sign industry.

The Directors of Planning and Permits and Licenses recommend as follows:

- (1) (a) That the owners of the remaining bridge approach signs be notified by the Director of Permits and Licenses to remove the signs as directed by Council on January 27, 1976; provided that no action be taken for a period of one (1) year from October 8, 1979 in respect of ground-oriented billboards located beneath bridge decks or beyond bridge ends which otherwise comply with the Sign By-law provisions governing billboards (Section 6(8)), except for spacing (Section 6(8)(h)), pending a review of the By-law provisions prohibiting billboards altogether in the Schedule 'G' designated areas.

Further, in respect to those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

- (b) That the owners of buildings which have third-party billboard roof signs or similar large premises identification roof signs in "C" zoning districts which were not removed on a voluntary basis as a result of the letters sent out by the Director of Planning subsequent to the Council directive of September 21, 1976, be notified one more time by the Director of Permits and Licenses; and that no action be taken for a period of one (1) year from October 8, 1979 in respect of all other roof signs listed pending a review of the By-law provisions relative to projecting signs extending above the roof line or parapet of buildings. Further, in respect of those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.
- (2) That Council instruct the Director of Planning to bring forward for consideration, when dealing with the 1980 work program, recommendations for reviewing the Sign By-law, in consultation with the Directors of Permits and Licenses and Legal Services, as well as representatives of sign industry, such review to address those issues and concerns raised before the Planning and Development Committee in October, 1978, as well as those considerations presented in this report.

In respect to further enforcement action on a consistent and equitable basis, the following priorities are recommended for Council's consideration:

- (A) The inventory and removal of all non-conforming roof signs and billboards in what are now the same zoning districts as the signs in the current list.
- (B) The inventory and removal of all non-conforming projecting signs, free-standing signs, and painted wall signs in the same designated areas.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-6)

Clause No. 2 cont'd:

- (C) The inventory and removal of all non-conforming signs as listed in (A) and (B) above in all other areas of the City.
- (D) The inventory and removal of all other non-conforming signs City-wide."

Mr. K. Dobell, Deputy City Manager, advised that the present list of signs for removal was based on size, placement and location after considerable Committee and Council discussions and was not based on view obstruction or visual impact. He noted that omissions in the regional inventory, zoning changes and the basic approach to sign control have resulted in many offensive signs (in terms of visual impact or view obstruction) not being included in any order for removal while a number of comparatively inoffensive signs are to be removed.

The City Manager submitted for consideration either:

- (A) Continuation of the present policy which deals primarily with sign size, placement and location
  - or
- (B) Investigation of modifying the Sign By-law to consider view obstruction and visual impact selectively by adopting the recommendations of the Directors of Planning and Permits and Licenses, and the adoption of the officials' recommendations for suggested priorities for further enforcement action as staff is available.

Mr. R. Sinclair, Vice President, Outdoor Media, Seaboard Advertising Company, advised that he had submitted a letter to the Zoning Planner dated September 20, 1979 (on file in the City Clerk's Office) following the field survey on non-conforming signs. He outlined the following points as the basis for discussion prior to the report going to Council:

1. Permit installation of billboards in G Zones where they do not conflict or interfere with the skyline.
2. Permit installation of billboards against sidewalls in cases where the verge between sidewalk and building is City property.
3. Permit variations in the height limits of billboards:
  - (a) where the board is against a wall, to a maximum of 2 feet above parapet, (b) where the property to be used is below street grade, height of board to be measured from street level, (c) in all other cases to be the same height as permitted for indexed boards, to discourage vandalism.
4. Permit installation of billboards on roof tops where there is either a wall or structure as a backdrop.
5. Permit installation of billboards in C.1 Zones providing they meet all other criteria of the By-law.
6. The 300' restriction on billboards facing the same direction to be relaxed in certain instances when considered by the Director of Planning to be appropriate.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-7)

Clause No. 2 cont'd:

There was no opportunity to discuss these matters with Mr. McDonald. Mr. Sinclair noted that Seaboard have voluntarily removed over 300 signs and at present they have no revenue producing billboards on bridges which are view obstructing.

After discussion the Committee

RECOMMENDED

A. THAT the owners of the remaining bridge approach signs be notified by the Director of Permits and Licenses to remove the signs as directed by Council on January 27, 1976; provided that no action be taken for a period of one (1) year from October 8, 1979 in respect of ground-oriented billboards located beneath bridge decks or beyond bridge ends which otherwise comply with the Sign By-law provisions governing billboards (Section 6(8)), except for spacing (Section 6(8)(h)), pending a review of the By-law provisions prohibiting billboards altogether in the Schedule 'G' designated areas.

Further, in respect to those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

B. THAT the owners of buildings which have third-party billboard roof signs or similar large premises identification roof signs in "C" zoning districts which were not removed on a voluntary basis as a result of the letters sent out by the Director of Planning subsequent to the Council directive of September 21, 1976, be notified one more time by the Director of Permits and Licenses; and that no action be taken for a period of one (1) year from October 8, 1979 in respect of all other roof signs listed pending a review of the By-law provisions relative to projecting signs extending above the roof line or parapet of buildings. Further, in respect of those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

C. THAT Council instruct the Director of Planning to bring forward for consideration, when dealing with the 1980 work program, recommendations for reviewing the Sign By-law, in consultation with the Directors of Permits and Licenses and Legal Services, as well as representatives of sign industry, such review to address those issues and concerns raised before the Planning and Development Committee in October, 1978, as well as those considerations presented in this report.

D. THAT the following priorities with respect to further enforcement action on a consistent and equitable basis be approved:

i) The inventory and removal of all non-conforming roof signs and billboards in what are now the same zoning districts as the signs in the current list.

cont'd....

Clause No. 2 cont'd:

- ii) The inventory and removal of all non-conforming projecting signs, free-standing signs, and painted wall signs in the same designated areas.
- iii) The inventory and removal of all non-conforming signs as listed in (i) and (ii) above in all other areas of the City.
- iv) The inventory and removal of all other non-conforming signs City-wide.

Note from Clerk:

(The City Manager has advised that further reports would be presented to the Committee prior to enforcement action being undertaken beyond that specifically authorized in Recommendations A and B.

3. Request for Acquisition and Development of City Land - Italian Folk Society

The Committee considered a report of the City Manager dated November 28, 1979 (on file in the City Clerk's Office) in which the Director of Planning and Supervisor of Properties evaluate a new proposal from the Italian Folk Society of British Columbia for the development of senior citizens housing, a landscaped zone and an expansion of their present parking facilities on 5.19 acres of City-owned land located on the southeast corner of Penticton Street and Grandview Highway immediately adjacent to the Italian Cultural Centre at the southwest corner of Grandview Highway and Slocan Street, which offers a number of facilities such as library, restaurant, language labs, bocce lanes and a large meeting hall which caters to numerous social functions. The centre is not only used by the Italian community but is also rented for large social gatherings.

The proposal as submitted would develop the City property as follows:

- (a) 1.5 acres - parking lot
  - (b) 2.0 acres - 150 units of seniors housing
  - (c) 1.69 acres - landscaped buffer zone
- 5.19 acres - Total  
=====

The proposal would utilize the entire residual portion of City lands adjoining the present Italian Cultural Centre.

In evaluating the proposed development the following factors were considered and are outlined in detail in the report:

- a) neighbourhood context
- b) local impacts
- c) parking issues
- d) comprehensive development
- e) economic feasibility

The Director of Planning notes that the proposal is very preliminary and some aspects do not appear feasible, however, with a guarantee of a reasonable return to the City on its lands and a scheme of development acceptable to the Community and civic

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-9)

Clause No. 3 cont'd:

officials it would be appropriate to pursue the proposal to the next stage. A rezoning from RS-1 to CD-1 would be required. If the Italian Society is not prepared to negotiate a reasonable rental agreement then staff should proceed no further on the proposal.

Given that the Society could obtain funding through government sources for construction of the facilities, the Supervisor of Properties notes that the question of land costs is a major factor. The Society proposes that the above land be leased to them at a nominal fee of \$1.00 a year for a period of 50 years.

The present market value of the land is \$1,030,000.00. The City's policy regarding the lease of land for non-market use is as follows:

- When City-owned land is being leased for non-market use the value of the lease be set at two-thirds of the full market value of the land at its intended use; and
- Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternative lease terms.

While the foregoing may be applied to senior citizens housing, it does not appear appropriate for parking purposes, particularly in view of the semi-commercial nature of the parking.

Messrs. Finamore and Padulerosa, Italian Community Centre, were present for this item.

The Committee

RECOMMENDED

- A. THAT the Italian Folk Society of B.C. be advised that their offer to lease Lot 2, Block A, Sec. 45, THSL for \$1.00 per year is not acceptable considering the proposed uses and the City's lease policy.
- B. THAT, if the Society is agreeable to paying a realistic sum to lease the property:
  - i) The Supervisor of Properties be authorized to enter into negotiations with the Society; and
  - ii) Concurrently, the Director of Planning be instructed to discuss the proposal further with the Society to determine the viability of the scheme of development and the availability of funds to finance same.

4. Strathcona Sites C and D

The Committee considered a report of the City Manager dated December 4, 1979 (on file in the City Clerk's Office) in which the Director of Planning advised that on November 22nd the Committee considered a report from the Supervisor of Properties recommending that approval in principle be given to disposal of Sites C and D in Strathcona to the Strathcona Property Owners' and Tenants' Association for the purpose of developing:

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-10)

Clause No. 4 cont'd:

40 units of strata co-operative family housing  
60 units of non-profit co-operative family housing  
20 units of non-profit seniors' housing  
8,000-10,000 sq. ft. community service facility

The Committee heard a presentation from S.P.O.T.A. and also heard from Mr. Kenneth Lee, architect for the Chinese Freemasons' National Headquarters Trust, who requested that 20% of Sites C and D be used for an intermediate care facility sponsored by the Freemasons.

The Committee resolved:

"That the Director of Planning chair a meeting of all involved parties with respect to the development of Sites C and D, with a report back to the Committee in two weeks."

The meeting was held on November 28, 1979 with representatives of S.P.O.T.A., the Chinese Freemasons, the Health and Social Planning Departments, and other interested parties in attendance.

The meeting concentrated on the question of including an intermediate care facility on Sites C and D as this was the major issue needing to be resolved. Questions of land price, tenure and financing have been agreed at a staff level but could be affected by the inclusion of an intermediate care facility.

The report describes in detail the viewpoints expressed at the meeting by S.P.O.T.A., the Chinese Freemasons and the Health, Social Planning and Planning Departments. The meeting was successful in recording the various viewpoints but did not succeed in reaching agreement or significant compromise.

Having considered the new information relating to the proposal by the Chinese Freemasons to develop an intermediate care facility on Site C, and having reviewed the positions of the parties involved, the Director of Planning maintains the view that a scheme consisting primarily of family housing would better meet the long-term needs of the Strathcona community. The decision related to the intermediate care facility is not clear-cut, and must rest on the policy which Council wishes to follow.

To assist Council in making this decision, the report states:

- " 1. The major consideration should be the relative need for an intermediate care facility or family housing to be located on sites C and D. While both needs deserve support, the Director of Planning considers that available evidence indicates a marginally stronger case for family housing on sites C and D.
2. An important factor is the possible impact of approving an intermediate care facility for site C on the land price agreements which have been worked out between SPOTA and the Supervisor of Properties. Assuming that an intermediate care facility would qualify for a one-third write-down on the land price, and that the 40 units of market housing may be deleted as indicated by SPOTA, then 46,135 sq. ft. of the site might be valued at \$6.34 per sq. ft., instead of \$9.50 per sq. ft., resulting in the City receiving \$202,495.90 instead of the currently-agreed \$438,282.50 for this portion of the site, a possible reduction of \$145,786.60.
3. The effects of the proposed intermediate care facility on site planning, development guidelines, and procedures, should be viewed as a secondary, though important, consideration."

If an intermediate care facility is included, Site C should be selected, since it is separated from Site D by an easement, is furthest away from the school, and is already subdivided. Some

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-11)

Clause No. 4 cont'd:

of the development guidelines for Sites C and D would need to be amended. However, it is felt that the maximum height guidelines of 3 storeys and the maximum density guideline of FSR 1.0 should apply to an intermediate care facility and should remain unchanged.

The Director of Planning recommended that the recommendations contained in the Manager's Report dated November 13, 1979 be approved.

If Council decides to provide for an intermediate care facility on Sites C and D, then the Director of Planning recommends:

- That Site C be approved for the development of an intermediate care facility by the Chinese Freemasons' National Headquarters Trust.
- That the development guidelines for Sites C and D be amended
- That the Supervisor of Properties and the Director of Planning meet with the Chinese Freemasons' National Headquarters Trust and SPOTA to negotiate an acceptable land price and to agree on a development concept for Site C and Site D, for a report back within three months.
- That both groups be given a further six months from the date of Council approval in principle to the land price and development concept, to complete final arrangements and obtain a development permit and all necessary permits for construction.

In view of the comments of the civic departments, particularly relating to project timing and financing, and cost recovery from the City lands, the City Manager recommended that Council proceed with the SPOTA proposal and approve the recommendations contained in the November 13th report. However, if Council decides to approve an intermediate care facility, the City Manager recommended approval of the above recommendations relating to inclusion of the intermediate care facility.

Representatives of the Strathcona Property Owners and Tenants Association and the Chinese Freemasons were present.

Members of the Committee discussed the question of provision of intermediate care facilities on Sites C and D. The Manager's office advised that there was no immediate site available for intermediate care other than Powell Street.

SPOTA representatives noted that CHMC has approved start up funds for the family housing proposal for Sites C and D. If there is to be a further study, there will be no funds. The Chairman notes that the City quite possibly would have to assist SPOTA with funding.

The question of temporary commercial parking on Sites C and D was deferred by the Committee at its meeting on September 20th, 1979 until consideration of SPOTA's proposal for Sites C and D was considered. The Committee agreed that there should be no commercial parking on Sites C and D.

Det. H. Matus, Vancouver Policemen's Union, advised the Committee that when Sites C and D are developed and a development permit obtained, there will be no parking for 250 members who are utilizing the site for parking. The Union has agreed to vacate the site thirty days after a development permit is issued, but wish Council to consider where these cars are going to go. Some consideration should be given to personal police parking, perhaps in the D.P.C. lot being constructed at Columbia and Cordova Streets. The Committee noted that this matter should be referred to the City Manager to discuss with the Police Union for report to the appropriate Committee.

cont'd....

Report to Council  
Standing Committee of Council  
on Planning and Development  
December 6, 1979

(V-12)

Clause No. 4 cont'd:

After much discussion, the Committee

RECOMMENDED:

- A. THAT Site C be approved for the development of an intermediate care facility by the Chinese Freemasons' National Headquarters Trust.
- B. THAT the development guidelines for Sites C and D be amended as set out in Appendix 2 of the City Manager's Report dated December 4, 1979.
- C. THAT the Supervisor of Properties and the Director of Planning meet with the Chinese Freemasons' National Headquarters Trust and S.P.O.T.A. to negotiate an acceptable land price and to agree on a development concept for Site C and Site D, for a report back within three months.
- D. THAT both groups be given a further six months from the date of Council approval in principle to the land price and development concept, to complete final arrangements and obtain a development permit and all necessary permits for construction.
- E. THAT the City Manager prepare a report to the appropriate Committee relating to the problems of parking for the Police Union members.
- F. THAT in the interim prior to development permits being obtained for Site C and Site D, there be no temporary commercial parking allowed on the sites.

\* \* \* \*

The meeting adjourned at approximately 3:30 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 638

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

VI

December 6, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 6, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:

Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman H. Boyce  
Alderman M. Harcourt  
Alderman H. Rankin

COMMITTEE CLERK:

J. Thomas

Adoption of the minutes of the meeting of November 22, 1979.

RECOMMENDATION

1. UTA Assessment of the Shopper FreeBus

The Committee had for consideration a Manager's Report dated November 27, 1979 (on file), in which the City Engineer reported on the Shopper FreeBus operation following completion of an assessment by the UTA in consultation with the City and B.C. Hydro under the terms of the UTA/City demonstration project funding. The UTA report, entitled "The Shoppers FreeBus - Evaluation of Present System and Possible Alternatives" (on file), which was before the Committee, reviewed the following:

- the existing FreeBus service relative to the existing downtown transit service;
- the routes and frequencies of the existing downtown transit services;
- a new fare policy including a monthly pass, a shoppers' daily pass and a time-based transfer;
- a fare-free zone in the downtown.

Also considered by the Committee was a communication dated November 27, 1979, from Mr. L. Ward, Assistant General Manager, UTA, advising that the UTA Board on November 21, 1979, resolved:

"That the Urban Transit Authority be prepared to share the cost of operating the FreeBus until March 31, 1980, at a cost of approximately \$28,000.00, and that the report be forwarded to the Greater Vancouver Regional District and the City of Vancouver with a request that consideration be given to implementing a system-wide pass system on April 1, 1980."

The Manager's Report summarized the main points of the UTA report, and presented recommendations relating to the 1980 FreeBus operation, improvements to transit operations and fare policies.

Clause 1 continued

The report noted the present negotiated settlement between the GVRD and Province relative to transit responsibilities provided for a GVRD takeover on April 1, 1980. As a result, the UTA could be requested to continue FreeBus as a demonstration project until March 30, 1980. This would provide a 50/50 sharing of costs with the City amounting to \$31,500 for each party for three months' service. However, it was unlikely that FreeBus could be continued as a demonstration project beyond April 1st. After April 1st, the GVRD would be the responsible agency to review FreeBus. The GVRD could be asked to fund FreeBus as a regular service as a part of its regional responsibilities. In addition, the proposed adjustment in downtown routes and fare systems should be referred to the GVRD.

The report discussed the pass system proposed by the UTA and suggested it would be a good solution to the high cost of the multiple and/or short trip by transit. The pass system would comprise:

- a monthly or commuter pass (cost about 40 fares per month)
- a daily or shoppers' pass (cost about 2 fares per day)
- a timed-transfer where unlimited stops or transfers are allowed within a designated time of 1 or 2 hours.

This system would not give anybody a 'free' trip, but does begin to recognize that fare equity is important and a concession is made for the short trip or multiple trip rider.

The Assistant City Engineer, Traffic Division, discussed aspects of the report with the Committee, pointing out the Shopper FreeBus had been extremely popular carrying approximately 2 million passengers in less than two years operation.

During discussion, it was the consensus that a bus pass system should be supported.

**RECOMMENDED**

1. That funds in the amount of \$4500 from 1979 Contingency Reserve be approved to cover the additional cost of FreeBus to the end of 1979 (assumed 50/50 cost sharing of increase with UTA);
2. That the 'Public Transit Demonstration Cost Sharing Application' By-law be amended and submitted to the UTA -
  - a) requesting funding in the amount of \$4500 to cover cost increase for 1979;
  - b) requesting continuation of FreeBus as a demonstration project until March 31, 1980 and cost sharing in the amount of \$31 500;
3. That the City provide funding for 50% of the cost of FreeBus in the amount of \$31 500 to provide a continuation of service from January 1, 1980 until March 1980, this amount being approved in advance as part of the 1980 operating budget;
4. That the City request the GVRD to evaluate and bring forth as soon as possible recommendation, in consultation with the City Engineer, on the following items:
  - a) revision of the existing transit routes in the downtown to better reflect the areas presently served by FreeBus;
  - b) a system of passes and extended transfers recognizing fare equity for the short and multiple trip rider;
  - c) a review of the equipment needs and fare policy necessary to implement a 'free fare zone' in the downtown area;

Report to Council  
Standing Committee on Transportation  
December 6, 1979

(VI - 3)

Clause 1 continued

5. That the City request the GVRD to continue FreeBus after April 1, 1980 as a regular transit service, and following downtown route modifications and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs.

\* \* \* \* \*

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 639

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

December 6, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 6, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman  
 Alderman Ford  
 Alderman Gerard  
 Alderman Little  
 Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Fire Survey

In May of this year, this committee met with Mr. Piper of the Insurance Bureau of Canada to discuss a report undertaken by Mr. Piper to determine the insurance grading for the City. The report contained general comments under headings of Water Supply, Fire Department and Fire Safety Control, with an attachment of a recommended improvement program dealing with the above three headings.

On review of the recommendations by the City, it was found that these items recommended were already in effect with very minor items in the process of being corrected.

The Chairman indicated to Mr. Piper that the City expected a much more detailed report with more definitive statements to enable the committee to understand how a classification was determined and what impact, once the classification was established, it would have on insurance rates in the City as compared to classifications and rates in the greater Vancouver area. Mr. Piper was then asked to resubmit his report in line with the committee requests.

A revised report (previously circulated) has now been submitted which contains changed comments as a result of additional discussion with various City departments.

Chief Konig attended the meeting and stated that his two major concerns raised in the revised report, are the need to improve the fire suppression service in the southeast section of the City and the decommissioning of the fire boat. A report to Council is being prepared on these two concerns which will suggest that the fire boat not be totally decommissioned but be put into standby status and its crew of six be cut to three. The remaining three crew members could be utilized to man a new truck in the southeast corner of the City where the additional service is needed.

Clause No. 1 cont'd:

Mr. Piper of the Insurance Bureau of Canada attended the meeting and spoke to his report. It was noted that Vancouver is in classification No. 2 of the fire insurance rating, to obtain a classification No. 1 you have to be below 500 deficiency points. Mr. Piper advised that Vancouver presently has 772 deficiency points, 265 in the water supply area, 272 fire department, 100 fire communication service, 85 fire safety control and 50 for climatic conditions which cannot be altered because they constitute such things as earthquake zone, etc.

Mr. Piper agreed to supply Chief Konig with a list of Vancouver's deficiency points so that they can be corrected and then the City should be able to enjoy an upgraded classification with improved rates.

The Committee reiterated its view that Vancouver's insurance premiums should be lower than adjacent municipalities that have a much poorer classification. It was suggested that the rating must be made on a regional basis and the City should meet with the Federal Government to question why other municipalities receive the same coverage as Vancouver when they have much poorer classifications.

Following further discussion, it was

**RECOMMENDED**

THAT the matter be deferred for a further report from the Fire Chief following a review of deficiencies with Mr. Piper as discussed.

**2. The Arts Club Theatre - Grant Request**

The committee considered a manager's report dated November 27th, 1979 wherein the Director of Social Planning reported on the Art Club Theatre's request for a one time only grant of \$10,000.00 for 1979 to commemorate the inaugural season at Granville Island.

The report notes that the Arts Club has emerged in recent years, locally and nationally, as one of our finest theatre organizations. However, the combination of running the Seymour Street Theatre and the development of the new Granville Island Theatre is causing the Arts Club some financial problems

The report further notes that in 1979 the Arts Club Theatre received a civic grant of \$11,500. When compared to its level of five years ago of \$2,000, it would seem that the City has recognized the Arts Club Theatre's worth and responded to its needs. However, the Arts Club has been and continues to be under-funded by the City when compared with other theatres.

The Director of Social Planning recommended two alternatives as follows:

**Alternative 1**

Approval of an additional civic cultural grant in 1979 of \$5,000.00.

**Alternative 2**

Approval in principle of an increase of \$5,000.00 in the Arts Club Theatre's 1979 civic cultural grant.

Report of Standing Committee  
on Finance and Administration  
December 6, 1979

(VII-3)

Clause No. 2 cont'd:

The Director of Finance advised that the supporting financial statements of the Arts Club Theatre Society give no evidence of financial stress or need, either in the operating or capital areas of their operation. Further, the grant request of the Society, while implying that they still have some unfinished capital program, does not state the nature or purpose of the requested grant, but states that it is to "commemorate our inaugural season"

Mr. Bill Millerd, of the Arts Club Theatre attended the meeting and discussed his request with the committee. The committee did not feel an additional grant should be approved in 1979 but should be looked at in 1980 together with all the 1980 grants.

Following further discussion, it was

RECOMMENDED

THAT the additional grant requested by the Arts Club Theatre for 1979 not be approved.

3. Request to the Provincial Government for Amendment of Option A Under the Assessment Amendment Act in 1981

On October 17th, 1978, City Council requested further study and consideration of the following recommendation:

'Council request the Provincial Cabinet to change Option A so that industrial property and machinery/equipment are assessed at 25 per cent of actual value rather than 30 per cent and that the Director of Finance be directed to draft an appropriately detailed brief to the province in support of the position."

The committee considered a manager's report (copy circulated) dated November 23rd, 1979, wherein the Director of Finance reported on his review of previous work in this area, reports the findings of further analysis and requests the Council make a final decision on the issue. The report lists the following three alternative ways of adjusting Option A:

1. Eliminate the 30 per cent class making all business property assessed at 25 per cent of market value.
2. Assess industrial land and improvements at 25 per cent and leave utilities and machinery and equipment at 30 per cent.
3. Assess machinery and equipment at 25 per cent and leave industrial and utilities land and improvements at 30 per cent.

In fact, in 1980 the Province is proposing #3 above with the added feature of changing residential assessment from 15 per cent of actual value to 14.5 per cent.

Clause No. 3 cont'd:

The impact of changing Option A was outlined in the report as follows:

Table 1 shows estimates of the effect on total property tax shares of changing the Option A formula. In 1980, the Province has made machinery and equipment assessable at 25 per cent instead of 30 per cent and residential property assessable at 14.5 per cent instead of 15 per cent. At the same time, market values have changed since 1979. The net result (assuming the same amount of revenue is raised through the mill rates) is that the share of taxes for the residential sector is slightly increased (column 2 of Table 1). The third column of Table 1 shows what might happen if industrial property were also removed from the 30 per cent class. The effect would be a minor change from the situation expected in 1980, with total residential taxes increasing an average \$6.00. The benefit to the industrial sector would be considerable. This sector experienced very large tax increases in 1978 which was mainly the result of its inclusion in the 30% class. The benefit to be gained by changing the status of industrial properties from assessable at 30% to assessable at 25% would not offset the increase they experienced in 1978. The change would place commercial and industrial properties on an equal basis with respect to property tax.

The Committee expressed concern that the Provincial Government had set up various Options for municipalities to choose from and now they are changing them. It was felt that the Provincial Government should consult with the municipalities before making changes in the Options.

The Committee also felt that major relief has been provided to the industrial sector by the Provincial Government dropping machinery from 30% to 25% and it would be wise to wait and see the impact of this before considering any further changes.

Following further discussion, it was

RECOMMENDED

- A. THAT no further work be undertaken on this issue,
- B. THAT the Provincial Government be requested to consult with the City prior to making changes in the Options.
- C. THAT Council forward the following resolution to the U.B.C.M.

WHEREAS the Provincial Government established various tax options for municipalities to choose from, and

WHEREAS the Provincial Government has now changed the percentages in some of these options without prior consultation with the U.B.C.M.

THEREFORE BE IT RESOLVED that the U.B.C.M. be requested to urge the Provincial Government to consult with it prior to implementing any further changes in the options.

4. Police Fleet Management System

On July 24, 1979, Vancouver City Council passed the following motions:

- "A. THAT the five Automotive Servicemen, one Compound Attendant (Permanent) and four Compound Attendants (Temporary) be replaced by a new classification of nine Police Fleet Attendants, subject to classification by the Director of Personnel Services.
- B. THAT the City Manager report back to the Standing Committee on Finance and Administration on the possibility of providing the additional funds required for the balance of 1979 (\$20,000) by reallocation of funds in the existing Police Department budget."

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated) on the Police Fleet Management System.

The report noted that as a result of recommendation "B", a Study was conducted to determine where funds could be found within the present budget on an ongoing basis.

For the remainder of 1979, funds were found in the Police Salary Account, as a result of an understrength position for most of the year.

In order to provide funding for 1980 and subsequent years, a Study was conducted of several areas of the Department with a view to increasing efficiency. An examination of the Police Department's method of feeding prisoners and jail staff indicated that the jail kitchen operation could be operated more economically. By moving to a frozen food system and reducing cooking staff from six to three, equally nutritious meals will, in the future, be provided at a savings of approximately \$40,000 per year. This should adequately cover the increase in cost of the new "fleet attendant" system previously approved.

The Comptroller of Budgets and Research advises that the additional funding of \$20,000 for 1979 to cover management of the Police Fleet System will be found within the existing 1979 Police Department Operating Budget. The net increase in cost for the Police Fleet System in 1980, considering the savings in the City Jail Kitchen food preparation methods of \$40,000, will be provided for in the 1980 Operating Budget.

Superintendent Lister, Police Department, attended the meeting and during questioning advised that the department has an ongoing system to find further areas of cost savings.

Following further discussion, it was

RECOMMENDED

- A. THAT the Manager's Report dated November 9, 1979 be received for information.
- B. THAT the Police Department be requested for a progress report in six months on their ongoing cost savings.

5. Riley Park N.I.P. Appropriation of Funds -  
Upgrading of Priority Neighbourhood Streets

On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$190,000.00 as a "Streets Improvement Fund" to...

"...provide funds to contribute to improving selected streets/sidewalks after Local Improvement petitioning results are known - high priority to be given to streets abutting schools and open spaces and along circulation alignments that are significant to the neighbourhood."

A portion of these funds has been used for trees on Main Street and for lane lighting near Riley Park, leaving a balance in the Streets Improvement Fund of approximately \$140,825.

The Committee considered a Manager's Report dated November 20, 1979 (previously circulated), wherein the Director of Planning and the City Engineer outlined an approach whereby street upgrading as intended in the N.I.P. Plan can occur, and if Council agrees with this approach, to recommend funding to implement the proposed improvements.

The report notes that in Riley Park a majority of streets have been improved to date through normal Local Improvement procedures over a number of years. Since the inception of the N.I.P. in Riley Park, this has been a preplanned process whereby members of the Citizens' Committee have undertaken petitioning of most remaining unimproved streets. The intent has been to use non-N.I.P. resources wherever possible and the Committee's success rate has been about 55% for curbs/paving and 92% for sidewalks. The Riley Park N.I.P. Committee has concluded that people chose not to participate usually for one of two reasons:

- (a) people on low or fixed incomes are generally reluctant to accept the extra financial commitment; and
- (b) the costs of flankage paving require an additional financial commitment of corner property owners relative to their neighbours (flankage relief to the property owner in the amount of 75% of the cost is the present Council policy to recognize this inequity).

The result is that a number of streets of importance to the overall community, including many flankage streets, remain unimproved. The Riley Park N.I.P. community recommends strongly that a process be developed and the necessary funds be provided to ensure the improvement of highly used and important flankage streets which are a benefit to the community-at-large.

Consideration has been given to the allocation of N.I.P. funds to provide a subsidy to property owners on those streets deemed to be of importance to the community in order to provide encouragement for these property owners to support the Local Improvement Procedure. However, since many property owners have already supported Local Improvement petitions for streets throughout the neighbourhood without subsidies, they could be expected to object and request similar treatment.

Clause No. 5 cont'd:

On the basis of the foregoing objectives to improve residential streets and the need to treat property owners within the Riley Park community on an equitable basis, Council should consider whether the improvements are 'necessary in the public interest' and if Council wishes, it could undertake these projects on 'Deferred Special Grounds' - Special Grounds but with the final decision deferred and the property owners notified and given the opportunity to be heard. This is somewhat of a compromise between initiating the projects and undertaking them on Special Grounds as it gives the property owners a voice but not a formal 'vote' to defeat a project. With regard to available N.I.P. funds, they would be allocated as a subsidy to the projects proposed in this report and any local improvement projects which have been approved since adoption of the Riley Park N.I.P. Concept Plan on July 26, 1977. Thus, all property owners would benefit to a similar extent from the subsidy available. The estimated subsidy to property owners based on the projects proposed herein is 10%.

The ongoing discussions in the Riley Park N.I.P. program has indicated that street improvements, providing curbs/paving and sidewalks, are a high priority for the residents in the neighbourhood. Funds have been set aside in the N.I.P. Concept Plan to contribute to these street improvements and a strong program of Local Improvement petitioning has been undertaken to maximize the use of residents' resources and to use N.I.P. funds to subsidize all property owners who have committed themselves to street improvements since the adoption of the N.I.P. Concept Plan.

The proposed street improvements could be completed in 1980 when the Supplementary Capital is available but would have to be committed before July, 1980 when N.I.P. finishes in Riley Park. However, a decision from Council is needed now because:

The Director of Planning feels that

- (a) if N.I.P. funds are not appropriated for street improvements, other projects requiring these funds must be detailed for presentation to Council and implementation before mid 1980; and
- (b) proper scheduling time must be provided for the Local Improvement process if construction is to be completed in 1980.

The Director of Finance has advised that the proposal to subsidize property owners retroactively for street paving projects, though possible, is administratively very cumbersome. Furthermore, only a 10% subsidy is possible with funds available, resulting in only \$17,000 of N.I.P. money being applied to the property owners' share, for new projects, of \$170,000. It is unlikely that this reduction will have a major impact on the "affordability" of these projects.

Under these circumstances, it seems worthwhile to consider applying the available N.I.P. funds of \$140,000 directly to the City's share of the new projects. The remaining requirement for \$250,000 from 1980 Supplementary Capital would be given first priority. This proposal would avoid the expenditure of N.I.P. funds on previously approved street projects and the administrative complexity of making retroactive adjustments.

Report of Standing Committee  
on Finance and Administration  
December 6, 1979

(VII-8)

Clause No. 5 cont'd:

The City Manager submitted two alternatives for the Committee to consider outlined in the Manager's Report. The Committee agreed that it would present great difficulties for the staff to provide a 10% subsidy retroactively, and the N.I.P. fund should be applied directly to the City's share of the new street projects.

Following further discussion, it was

RECOMMENDED

- A. THAT City Council approve in principle Local Improvement Projects as outlined in Appendix C\* under the 'Special Grounds' provisions of the Charter with the formal resolution to be considered in the first part of 1980 and that the Director of Legal Services be requested to bring forward the formal resolution and the necessary amendments to the Local Improvement Bylaw and further that funding be provided as follows:
  - i. That City Council approve an expenditure of \$140,000 to be appropriated from the Riley Park N.I.P. Services/Utilities Account No. 898/9415 to provide a subsidy to the City's share for Local Improvement Projects listed in Appendix C with costs to be shared as follows:
 

CMHC	\$35,000
Province of B.C. (12½%)	\$17,500
City of Vancouver (62½%)	\$87,500
  - ii. That City Council recommend to the 1980 Council approval of \$250,000 from the 1980 Supplementary Capital Budget to cover the City's share of the Local Improvement Projects recommended herein.
- B. THAT Council defer the financing of these projects until the normal Supplementary Capital Budget cycle which commences in the first week of February. (It is noted that Council can commit 1980 Supplementary Capital early in 1980.)

\*Manager's Report dated November 20, 1979 and appendices previously circulated and on file in the City Clerk's Office.

\*\*\*\*\*

The meeting adjourned at approximately 4:30 p.m.

\*\*\*\*\*

FOR COUNCIL ACTION SEE PAGE(S) 640